# REAI 

## JANUARY 20, 1912

## NEW YORK'S PROPOSED CIVIC CENTER.

May Be Had At Less Than the Cost of the Old Tweed Court House, Which Added Nothing to Taxable Value of Adjacent Property-Post Office Should Go, Too.

The County Court House of Tweed ring fame cost about $\$ 11,000,000$. It added nothing to the taxable value of adjacent an unsightly encroachment on City wa Park. It looks now as if both may be removed and the park restored to the uses for which it was originally intended. One has only to glance at some of the early prints of City Hall Park in Valentine's Manuals to appreciate the disfigurement caused by the Post Office, the rear of which with its tangle of delivery wagons shuts in the old-time view from the broad steps of the City Hall. On the assured initiative of Senators O'Gorman and Root there is reason to believe that Congress will vote to surrender the Post Office site in favor of a roomier situacenter north of the park.
From the expressions of approval which the projected civic center has met with sentiment as one might conclude that has undergone a change since the Fost Office and the Tweed Court House were built. The change, however, has been not so much in the sentiment of the community as in deference on the part of the municipal administration to public opinion. There have always been schemes on foot for despoiling City Hall Park, as well as every other park in the city. At one time, for example, it was proposed for the distribution of water to be brought from the Bronx Rater to be brought from the Bronx River; at an-
other time the corporation actually voted land in the park for the City Hospital. However, there seems to have been but held true that the city administration was willing to defy the prevailing sentiment to ratify such schemes of spoilation. The plan now advocated is virtually to estore and to extend City Hall Park. It has grown out of the necessity of provicling a modern County Court House. More than a score of sites have been final chores lay between the chambers treet frontage opposite the park ard the blocks bounded roughly by Leonard, Lafayette, Baxter and Park streets and by the plaza formed by the junction of sevbers street site southward. The Chambetter to artistic treatment in lent itself connection with the park acquiring it was regarded but the cost of The preference being siven to the near hy cheaper site, the committee nearbroad view of the needs of the city, ana recommended that ground be taken, other proposed structures besides the Court House. The civic center which the cominittee look forward to embraces several blocks and parts of blocks outside of the area roughly described above. The accompanying diagram brings out the details of the committee's suggestions as to the land to be acquired. The entire civic center, inclusive of buildings, should not cost much more than the taxpayers were mulcted by the Tweed ring for the Herent Court House.
hich actuated the committ motives which actuated the committee:
ion that no adequat upon the assump question can possibly be treatment of thi dces not view the Court House as in the first place, possessing House as, in the roundings, and further as being part of an important group of public buildings which the city will undoubtedly be called upon to build in the not far distant future
It is obvious that since such buildings will all have to be placed in this general vicinity, it is better to group them, for ennvenience, for economy, and for the prestige of the city. Also that it is better business to make provision for them now, rather than to wait until the neces sity for them compels the acquiring of
"Harice all by one
with contemplate such development here
or at some future time, and although each one of them shows the minimum vide a mere site House, it must be for the county court regard that as a temperary mondition step in the ultimate development."
The area to be
for the Court House and the city, both parking purposes, would be 120 eity lots or 300,000 square feet in all. The city already owns the triangular block between Pearl, Duane, Center and Park streets, with an area of 7,277 square feet
the Hall of Records bounded by Reade Thomas, Elm and Lafayette streets. The committee also wishes to see the old Criminal Court House, which is now in a dilapidated condition, pulled down and a new one erected opposite the Tombs Prison on the other side of Center stree and just to the north of the park.
Estate Bureau of estimated by the Real Estate Bureau of the Finance Depart ment that the cost of acquiring the prop erty in condemnation proceedings would committee suggests that as park space


THE MUNICIPAL BUILDING AS IT IS TODAY
By comparing this photograph with the following one, the progress on the building enclose the lower stories, and the upper rortion of the tower still remains to be building to Thompson-Starrett Company advises that with the exception of a few hundred feet which is being carved, the balance of the granite, 3000,000 cubic feet is now stored under the Brookgranite was let in April, 1910. This means that in a little over one year and contract for the cubic feet of granite has been quarried, cut, carved, and over half this quantity set in the building. This is admittedly the greatest record ever achieved in the history of the busine
or 2.9 city lots. The assessed valuation the property to be taken is $\$ 4,426,500$. Here are the figures by blocks:

Assessed
Plot.
Betwee
Between Leonard, Worth,
Lafayette and Centre

Centre and Baxter sts.
Elm and Pearl, Worth,
Between and Centre sts...
Centre and Park Pear Between Pearl, Duane Lafayette and Centre treet space area and portion of block
bounded by Duane
Reade, Elm and La-
fayette streets ........105,026 210,000
Total . . . . . . . . . . . . . 299,600
Hence, it was thought well to buy for future improvements the blocks behind
and new streets are to be provided certain portion of the cost should be
 corporate stock. These figures
do not cover the addi tional land required for carrying out in braced in the Court House plan
The committee says:
The site proposed would permit the erection of the court House within what with a noble approach from the south and with open spaces to the west, enlarging and permitting the further development of what is now Mulberry Bend Park. The property that is taken is all relaively cheap in character. The requirements of adequate light and air would be satisfactorily met, the Court House placed within easy access of the City Hall and the Hall of Records and the Municipal


VIEW OF THE DISTRICT TO BE EMBRACED WITHIN THE NEW CIVIC CENTER The photograph was taken from the World Building, for the Thompson-Starrett Co.
shows the progress that had been made on the Municipal Building up to January 16.
1, one year ago. In the distance can be seen the city squares to be taken for the 1911, one year ago.

Building on the one hand and Broadway on the other and the opportunity rejacent sites for other city or Federal buildings that might in time permit of grouping in a so-called "civic centre."
Among the incidental improvements called for by the plan are straightening the irregular line of Centre street and House to street under the court ment floor for the passage of street cars and pedestrians, the vacation of two blocks of Worth street, traffic to proceed easterly by Franklin or Pearl street; Baxter street to be carried south on the lersection with Park street, permitting tersection with Park street, permitting the laying out of a new and broad north and south thoroughfare by the way of Park and Baxter streets to the north; Leonard street to be Pried through the present kube the beast to and through with Pearl street and thence conjunction ery; the old section of Baxter street south of Leonard and west of Mulberry Bend Park to be vacated and thrown into park property, and the grade of Centre street and of the streets adjoining to be raised so far as practicable in order to permit posed beneath the Court House building. The report was submitted to the Board of Estimate by the Corporate Stock Budget Committee of the board, composed of Borough President McAneny, Comptroller Prendergast and Vice-Chairman kline of the Board of Alderman. The plan suggested was, however, the work of an advisory committee, consisting of
President C. Grand La Farge of the New York chapter of the American Institute of Architects; Walter Cook, president of the American Institute; Grosvenor AtMead \& White, H. V. B. Magonigle and Mead \& White, H.

## TAX REFORMS IN 1911.

Many Substantial Improvements Secured. $T$ HE 21st annual report of the New Ties York Tax Reform Association car1911 was the most encouraging in year history of the work, because of many sub stantial improvements secured. Taxation received much attention from the Legislature and the Governor, and more progressive measures were placed on the statute books than in the previous ten years, "These laws embody," the report says, "policies that have been advocated by this association in its annual reports, and follow in some cases the text of bills Which we have heretofore introduced. The quent consultations with state and local quent consultations with state and local tions, and suggestions made at committee tions, and suggestions made at committee hearings; and in matters affecting adminof the state departments.
"This legislation will simplify administrative machinery, reduce the cost of col-
lection, increase the revenues, remove
many assessment inequalities, and bring about a fairer adjustment of the tax burstate It affects directly and radically 000 ; state assessment of to $\$ 9,000$, chises amounting to more than $\$ 600,000$, 000 ; and local assessments aggregating nearly two billion dollars. The total tax payments affected amount to some sixty million dollars annually.
All of these important bills were drafted by Mr. E. L. Heydecker of the Utica Conference, in conjunction with

"While much has been accomplished, much more remains to be done. Some of the matters that should receive consideration now are: A change in the state the the ultimate revision of the entire system of corporate taxation; relief for merperson and manufacturers from arbitrary personal property assessments; the ex ilar un of household furniture and simciency in the collection of taxes, and pub lic accounting.
your secretary, and were advocated on behalf of our association at committee hearings and in the press.
The inheritance tax law amendments duce a large revenue without will proThey also abolish double taxation, follow ing the "model law" endorsed by the National Tax Conference and recommended in our last annual report. This feature is a notable step toward interstate comity
in taxation
"The "secured debt" tax provides fixed tax, as a substitute for the unequal personal property assessment of securities. This new law, together with other fixed taxes on intangible personalty, makes it possible for persons of means to reside in the State of New York without having, as heretofore, to choose between evasion, confiscation, or bargaining "Method assessors.
simplified and have been simplified and improved, and the collection of fiscal statistics by the state has been provided for. The change in the rects the state board to "equalize" sueh vals litigation, These latter measures were recommended by the Utica Tax Conference, held in January and at which thirty-eight counties were represented "That so much was done at one legisative session was due largely to the great interest taken by the governor and his strong messages on several of these measures, and to the cordial co-operation of the leaders and tax committee chairmen in both houses.

SITE FOR THE PROPOSED CIVIC CENTER.
Lined areas to be taken for the Court House. Dotted areas required if the civic center idea

## THE TRANSIT SITUATION IN THE BRONX.

Undeveloped Areas of the Borough About To Be Opened For Settlement by New Rapid Transit Lines-Unique Freight Facilities.

## BY W. R. MESSENGER, Secretary of Bronx Industrial Bureau

$\mathrm{T}_{\mathrm{HE}}^{\mathrm{HE}}$ rapia transit and the suburban tramic and the freight transportation City of New York is unique among the cities of the world. Four of the five boroughs of New York City are located hattan Island, Richmond Borough on Staten Island, Brooklyn and Queens Boroughs on Long Island and the Borough of The Bronx is the only one of the five
mainland.
This fact, that the Borough of The Bronx is connected on the north with Westchester county in the great State
of New York, and bounded on the east of New York, and bounded on the east
by Long Island Sound and the East River and on the south and west by the Bronx Kills, the Harlem River and the Hudson River, gives the Borough of The Bronx a singularly favorable position as a
transportation center for passengers and transportation center for passengers and
freight arriving from New England. or from the West.
The two great transportation systems which enter the heart of Manhattan, the New York, New Haven \& Hartford Railroad and the New York Central Railroad both pass through the Borough of The Bronx, the New York, New Haven \&
Hartford Railroad having the Harlem Hartford Railroad having the Harlem
River and Portchester Division in addition to its main line and soon after the first of the year the New York, Westchester \& Boston Railway Company will providing transportation services for both passengers and freight by a new north and south line through the very center of the Borough of The Bronx, running north from the Harlem River over the existing tracks of the New York, New
Haven \& Hartford Railroad to 180th street and then by a newly constructed road on north through Morris Park, Gun Hill Road, Baychester and other stations to Mt.
This has been a much needed improvement in the Borough of The Bronx and makes available for residential and manufacturing purposes a hitherto undevelreached by either the main line of the New York, New Haven \& Hartford or the Harlem River \& Portchester Divisthe New York Central and the Hudson River Railroad Company, which has four branches in The Bronx: the main line, the Putnam division, the Harlem division and the Port Morris branch, which is partly an underground railroad for New York, New Haven \& Hartford at Port Morris in the southeastern section of The Bronx with the New York \& It is because of the admirable geographical situation of The Bronx, located directly north of Manhattan and connected on the north with the mainland, which has developed within the borough this magnificent network of transporta-
tion lines running north and south and tion lines running north and south and making it possible to connect Manhattan
as well as the Borough of The Bronx as well as the Borough of The Bronx
with all parts of the continent, and makwith all parts of the continent, and mak-
ing passenger and freight traffic easy and convenient to all sections of the United States.
Until the New York, Westchester \& Boston Railway had begun the construction of its new line which will be opened
shortly after the first of the year, there was a great undeveloped section of The Bronx lying north of Bronx Park and west of Pelham Bay and east of Van Cortlandt Park which had absolutely no transportation facilities of any ever in the way of rapid transit for pasfreight traffic or any railway facilities for suburban traffic.
This new line of the New York, West-
chester \& Boston, which will be chester \& Boston, which will be equipped with all steel motor passenger coaches
having a seating capacity of over 75 having a seating capacity of over 75
passengers, will open up this largely unoccupied territory, which is among the most attractively situated in New York City, surrounded as it is by parks on esque Westchester hills on the north. Any student of transportation in thi Any student of transportation in this transportation facilities that have been by the New York Central Railroad and
by the New York, New Haven \& Hartare the enter Manhattan with the exception of the Pennsylvania Railroad, since the opening of its new station, and it will only be a short time until the Borough of The Bronx will be directly connected so this great trunk line railroad also, three of the railroads which directly enter Manhattan.
The contract for the New York Connecting Railway bridge has been let to the American Bridge Company for about 20,000, ing and the is being und of this con the P Pasylvania Railroad in order that New England passengers may be carried from the tracks of the New York, New Haven \& Hartford Railroad to the lower part of The Bronx and then over will extend over Randall's Island and Ward's Island to the Borough of Queens and then connect with the tracks of the Pennsylvania Railroad and be carried by a tunnel under the East River and under
Manhattan and under the Hudson River Manhattan and under the Hudson River all without a change of cars and of the tracks of the Pennsylvania Railroad. It is gratifying that while the City of New York has been discussing and debating, and preparing, and devising rerelief for the city but actually furnish relief for the city, but actually furnishthe New York Central Railway Company are actually expending Ramounts company into one hundred million dollars for their nto one hundred million dollars for their tion and for the electrification and improvement of their tracks. The Pennsylvania Railroad has pushed forward its work of providing a great central terminal in Manhattan at the expense of over one hundred million dollars, and through co-operation with the New York, New Haven \& Hartford Railroad have provided for the New York Connecting Railroad bridge at an expense of $\$ 20,000,000$.
The New York, Westchester \& Boston The New York, Westchester \& Boston
Railroad has expended millions of dollars in the construction of a new line which will soon be operating and carrying pas-
sengers within the Borough of The sengers within the Borough of The It may be that-cent fare
It may be that some of these many so nearly perfect as those embodied in recommendations and reports which have been submitted to the people, but these improvements are real and actual, and they have been accomplished without imposing any additonal burden of taxes on property owners or rentpayers. On the other hand, these private companies through the expenditures of these vast sums of money have thus best taxpayers in the city. The New York, Westchester \& Boston Railway, for instance, will not carry passengers into the heart of Manhattan, because it has been unable to secure a franchise which would permit it to do
so, but will carry passengers within the Borough of The Bronx for a five-cent fare, and since all of the improvements Railway have been an expense borne Railway have been an expense borne facility which it provides is surely great advantage to the borough
If there is any other more desirable way to provide than by this line or any other road by which the heart of Manhattan can be reached more conveniently than by the use of the New York, West chester \& Boston Railway for a part of the distance, the passenger is, of course him is the most convenient and the most economical.
But for those who are not served by the other existing lines the New York, Westchester \& Boston Railway will provide a great convenience because for a five-cent fare passengers can reach any point along its line within the borough lem River have desire and at the Harlem river have connection with the Se
It should be avenue elevated lines
It should be borne in mind that when money it may justly be demanded that the citizens be given the greatest possible convenience; because if a great convenience is not accorded the operation of the line may not be profitable and
the citizens may find that they have en gaged in an unprofitable undertaking. lif, on the other hand, a private comas the New York, Westchester \& Boston has done, the citizens are not obliged to use the line unless it meets their requirements and is more convenient for
their use than other lines, and if it does their use than other lines, and if it does prove a greater convenience than other
lines its expense is justified. Property owners generally ought to congratulate themselves upon the opening of the New York, Westchester \& Boston Railway, since the financial risk is not the concern of the property owners, as they In considering the transit and transportation facilities of the Borough of The Bronx the great waterways are not to be overlooked. Aside from the northwestern section of The Bronx being bounded by the Hudson River, this western section is bounded by the Harlem River, along which waterway provision has been made for the construction of great basins and docks in connection with the Barge Terminal Canal improvements, which it is expected the state will carry forward at an expense of $\$ 20,000,000$, so that the mproved canal and rivers deepened to a depth of nine feet connecting Buffalo with Albany will link together the great western waterway ly with the Borough of The Bronx on the Harlem River.
The Bronx, aside from its being adantageously connected for freight traffic with the great inland waterway systhe Atlantic coastwise freight traffic. The eastern shore of The Bronx is indented by three important waterways, The Bronx River, the Westchester Creek and the Hutchinson River, which offer ideal situations for great industrial plants and manufacuring enterprises where industrial rail road tracks are furnished providing fa cilities for railroad transportation by land and the improved waterways opportunity for freight shipments by water. The Hutchinson River is being dredged expense to a depth of 20 fot
The plans of Commissioner Tomkins of the Department of Docks and Ferries include a magnificent plan of modernizinclude a magnificent plan of modernizgeographical situation and natural waterway advantages of The Bronx will afford easy and convenient and comparatively inexpensive opportunities for the development of improved waterway faciliVies at the greatest of Atlantic seaports.
Visitors interested in seeing the attractive localities which will be opened up by the New York, Westchester \& Boston Railway should ride over the line transferring from the Third avenue elevated at the Harlem River or transferring from the subway at West Farms at 180th street and then get off at Morris Park Station or Pelham Parkway Pelham Bay Park on the east and Bronx Pelham Bay Park on the east and Bronx Station, Baychester Station, Dyer avenue or Kingsbridge Station. Most visitors would be astonished to see the splendid opportunities in these localities for homeeekers at moderate prices, within the and within with attractively short dis tance of the heart of the city.

## Brooklyn Real Estate Dinner.

The annual dinner of the Brooklyn Board of Real Estate Brokers will be held on Saturday evening, January 20 , at the Broklyn Club, located at the corner of Clinton and Pierrepont streets. The
speakers of the evening will be the Hon. speakers of the evening will be the Hon.
Alfred T. Steers, Borough President; Llfred T. Steers, Borough President; liam McCarroll, Rev. S. Edward Young, Frank Bailey and Col. T. S. Wiliams. Subjects of great importance to
tate interests will be discussed.
tate interests will be discussed
F. B. Sommitter and tainment Committee and no effort is being spared to make the affair one of the ganization. The officers of the Board are: Wm. G. Morrisey, president; Frank H. Tyler, vice-president; Thos. Hovenden, treasurer; and Eugene J. Grant, secre-

## INFLUENCES THAT MAKE FOR GROWTH IN QUEENS.

## Fine Showing by the Borough in Recent Building and Industrial Expan-sion-Its Waterfront Competes Successfully with the New Jersey Meadows.

THE Borough of Queens made a unique Greater New York, published a fortnight ago in our annual review. The figures the five years since 1907, inclusive. They brought out the remarkable fact that ly more active in buildings than any of the other boroughs. They showed, furthermore, that Queens was the only borough Which invested more capital in new conof 1909 .
The evidence of sustained and excepbuilding statistics just referred to firmed by the Federal census. During the last decade the population of Queens increased by 86 per cent., as compare with an increase of 38 per cent. for the
city as a. whole. The greater part of the gain was made during the second half of of 1900 and the State census of 1905 the borough added some 45,000 to its population; in the next five years it added nearly 56,00 . I 284041 of which a larg proportion was credited to Long Island City and Jamaica, the only urban comough.
Outside these two communities-the former an industrial and the latter a railban residence borough. Its amazing growth in population in the last half sparsely settled borough of Queens is separated only by a narrow barrier from the midtown business district of Man ive the central borough with a density of population, according to the census of
166.0 persons to the acre; on the other, 166.0 persons to the acre; on the other, a
suburban borough with a population of only 3.4 persons to the acre. This great difference in density of population is reflected in and values. In Manhattan the per capita land value in
in Queens it was $\$ 776$.
That under such circumstances Queens should receive a big overflow of residential population as soon as was pierced by rapid transit was inevitable. The Queensboro Bridge was finished in 1909 and the Pennsylvania tunnels were opened in 1910. The effect of the new transit was apparent in a remarkmeasure progressed with the progress of the work on the bridge and the tunnels. The per capita land value rose from $\$ 388$ 700 mark in the following year. In Manhattan, meanwhile, the per capita land alue remained virtually stationar

Transit Improvements.
The people of Queens have been greatly disappointed in the failure of the city portation on the bridge and for putting the Belmont tunnel into commission. There has been some complaint, too, because the
service in the Pennsylvania tubes has not been quite up to expectations. The reason, for the complaint will presently be
removed. The tunnels are, of course, only a link in the series of improvements Until the rest of the series, including the electrification of all the lines within the service is bound to be more or less open
to criticism. The North Shore trains. for
example, have stopped at Woodside, example, have stopped on housed in
where passengers have been hor
temporary quarters. temporary quarters. Within a few will run through express trains to the Another source of inconvenience has
been the transit maze in Jamaica, the great railway junction for all the con-
verging lines on the Long Island system. At Jamaica grade crossings are be-
ing eliminated and a modern passenger station is to take the place of the out-
grown depot. The improvements at Jamaica are estimated to cost $\$ 3,500,000$. Of this sum The railway yard and the running tracks are being elevated some 20 feet above the sular traffic is being handled
while the rer only a part of the track system.
over ond Ralph Peters, president of the Long
Island Railroad, said recently concerning
the work at Jamaica:
"Some delay is likely to occur on ac-
necessary to the change of tracks in car rying out the general plan. It is difficult to state when the new station will be completed, but it is hoped that some time during the summer of 1912 the platforms
n the new location can be put in service.
Jamaica has always been a poince to the traveling public, due to the consolidation of traffic from Brooklyn, Long Island City, and New York City, into trains going to the various branches of the road. There will continue to be more or less of this transfer and interchange of traffic at Jamaica after the completion of the improvements, but as the business grows there will no doubt trains to and frem the that will avoract in the Jamaica station, are now six tracks ine just doubling the there will be twoing the traffic through facilities for pith double the the point or facilities there is no doubt be cut in half, and it should lays stimulate the growth and development of traffic on Long Island.
"The average monthly sales of commutation tickets in 1905 was 6,378 ; in 1910 , 11,869, and in 1911, 13,5n doubled in the six years. It is very doubtful if any other railroad running out of New York growth shows that the public is beginning to appreciate Long Island, and its wonderful advantages as a place for all-yearround residence.

Suburban Home Bunders. The ticket sales not refer exclusively to though they do not refer ens, bear out the building figures for the borough. As a rule, activity in building is coupled with a lively demand for building sites. Such a demand, however, has not been a characteristic of the real estate market in Queens during the last few years. On the contran notably few, compared with the number of buildings erected. The explanation is to be found in the fact that the new houses that are going up are for the most part being erected by home builders who purchased the lots before the panic.
For several years before the close of 1907 Queens experienced one of the liveliest and most extensive lot booms recorded in the real estate history of the city. The lots were sold by development companies on the instalment plan. generally takes about three years to pay the instalments covering the proposed equity of the buyer above the mortgage. Several years more are plated mortgage. ment of the mortgage. The people who bought lots on the instalment plan during the boom years have now are inge position to obtain building loans with which to improve them. The great majority of the new buildings going up in the borough are detached dwellings and wo-family houses. This characteristia of inheritance from the lot boom.
Not all of the results brought about by that boom have been of so commendable a nature. Thousands of lots without street facilitiements and without transpostors on prospects which have not yet been realized and which in many cases may never be fulfilled at all. These holders of misplaced savings probably outnumber the more fortunate buyers who are now comtunnel trains between Manhattan and their newly erected homes.
It is gratifying to know, however, that the sort of misrepresentation indulged in by irresponsible development companies prior to 1907 will never be repeated in the borough. A temporary success was obtained by dishonest concerns almost wholly on the strength of advertising. It is a well known fact that many concerns expended more than 40 per cent of the Wroceeds on the hen the panic put a stop to instalment vestors these concerns quie by small inliquidation. Depending upon current lot sales and having no substantial capital they were unable to change their business to meet the change in the real estate market. After the panic the tendency toward household economy induced the demand for houses was met by sound development companies which assisted
their clients to build. Not only were houses built singly by individuals but groups of houses were erected by development companies for the market. Only such companies as could change from lot selling concerns to building companies survived. To-day it is estimated that Queens is controlled by not more than a dozen companies
The bulk of the population that is settling in Queens is of the home owning class. It is made up largely of professional men, salaried employes of good business in Manhattan. Consequently, although the majority of the new dwellings going up are of the inexpensive order characteristic of most of the suburbs about New York, there is also a very considerable sprinkling of handsome and costly residences under construction. The diversified nature of the country, with its ocean and sound frontages and its wooded hills and rolling plains, affords inviting sites for home building by the
well-to-do, and since the opening of well-to-do, and since the opening of
Queensboro Bridge the borough has atQueensboro Bridge the borough has atof motor enthusiasts, many of whom ride of motor enthusiasts, many of whom rise
in their own cars to and from business. It is true that as regards public works, ncluding road maintenance, the borough has fared badly enough undministrations but the rule of waste and incompetence was probably ended for good when the present administration tok office with the right sort of borough government and with the prospect of subway annexation o Manhattan in the near future, Queens should continue to enjoy a notable growth as a residence borough.
With respect to industrial expansion Queens made a remarkably good showing he Federal industrial census on only recently During th were ping five years the number of factory establishments in the borough increased 50 per cent., as against an increase of 24 per cent. in Greater New York. The larger part of the industrial expansion took place, of course, in long Island from, which is ping district of Manhattan. The most notable growth was in the automobile in dustry the leading Fastern center of which is now to be found at the Queens boro Bridge Plaza in Long Island City where big manufacturers of motor cars have in numbers built establishments in the last two or three years. In these establishments, within ten or fifteen minutes by motor from Automobile Row at Broadway and 59th street, the great sales market in the East, are assembled and repaired a substantial percentage of the machines used on the Atlantic seaboard, The rapid industrial progress of Long Island City was reflected last year in a heavy expenditure of public and private improvements. This amounted to not less than $\$ 7,650,000$, of which $\$ 4,000,000$ went into new buildings and the rest into public works. Nearly a hundred thoroughincluding opened or radically improved incluang a 10ifo from Quenue, where it crosses a modern bridge to Brooklyn

## Industrial Expansion

The location of factories in Long Island City is encouraged by inexpensive means of vehicular traffic. These are furnished sy ferries from Borden avenue to 34 th 99 th street ond by Quset, Astoida, to 59 th street, and Second avenue Brige to Creek new bridges which join Queens with the Borough of Brooklyn.
An influence of the first importance is presence of an extensive and fine water front, much of which is as yet unoceu pied. Because of its bridge connection and its moderate prices for land this peting successfuly of waterfront is com meadows for a numerous class of fac tories that deliver goods to the stores of Manhattan. Waterfront property in Long Island City may be had at $\$ 1,000$ a front foot, while inland factory sites adjacent to shipping are offered at $\$ 1,500$ a lot was the Bradiey Construction company was looking for an unimproved water new Manhattan subways it concluded that the most promising field for invest ment was Long Island City where con sequently it bought a $\$ 500,000$ tract near Queensboro Bridge.

The ample freight facilities already as sured by the Pennsylvania, the Long sured by the Pennsylvania, the Long be supplemented by a municipal freight ing district. Dock Commisisoner Tomkins, when a guest of the business men of Long Island City not long ago, announced that plans for such a terminal were being worked out for a tract now owned by the city.
In view of the rapid industrial growth of Long Island City the residential build-
ing there differs from that of the rest of ing there differs from that of the rest of
the borough. The demand is for apartthe borough. The demand is for apartments and for low-priced workingmen
dwellings rather than for the class of houses typical of commuting centers. The demand for apartments just now greatly exceeds the supply, and building companies heretocore in not a few cases trans ferring their operation to Long Island City. Apartments intended to rent at $\$ 16$ to $\$ 25$ a month are being built there in growing numbers, coupled with a sprinkling of $\$ 30$ and $\$ 40$ apartments The building is being done on sites valued at $\$ 1,500$ to $\$ 3,000$ a lot. There is also a good deal of store construction under way, the sites for which co
not more than $\$ 3,000$ a lot.

## Cession of Lands in Streets to Escape Condemnation Expenses.

The failure of the people of the State of New York at the last election to approve the proposed Constitutional Amendment providing for the trial of condemnation with or without a jury, makes it necessary for owners to decide whether they will cede to the city their land within the street lines and thus escape condemnation expenses, or submit to condemnation proceedings and risk getting an assessment larger than the award. In a statement regarding the matter Borough President Miller says:
Section 992 of the Charter provides:
No proceedings to open the lands so conveyed (by cession) shall be taken or maintained, nor shall the lands fronting veyed and extended the street so conof the center line of the block on eitner side of such chargeable with any portion of the be pense of epening the residue or the expense of opening the residue or any porcept the due and fair proportion of the awards that may be made for build ings" (condemned)
In other words, if an owner cedes his land to the middle of the street to the city, he escapes all asessments for acquiring title, except his proportionate share for the buirdings taken in the pro-
Forms for Deed of Cession, Release of Mortgage and Affidavit of Title have been prepared by me and approved by the Corporation Counsel, and printed for free distribution among owners of property in the Bronx.
that such cession the Charter provides also that such cession must be made before der to relieve the of commissioners, in orof the proceeding, but the of all expenses mate has authorized the Board of Estisuch deeds after the the acceptance of missioners, upon payment of a proptionate cost of the expenses to date the cession.
Where buildings are to be taken, it is not to be expected that the owners will cede, because their awards probably will exceed their assessments, but in the great majority of other cases the assessment is greater than the award. The following are typical cases showing the excess of assessments over awards:
to Eleast 210 th to East 210 th street; C. T. Walsh, own-
er. Lot No. 86 ; Damage No. 49 ; Assessment No. 37 ,

Award
$\$ 220.50$
Assessment
$1,126.83$
William Adee Estate. Lot No. 1, Block William Adee Estate. Lot No. 1, Block
No. 3227; Damage No. 14; Assessment No. 3227
Award

Assessment
$\$ 25.00$
Matter of Overing street: Capt. D. F. Award owner. Lots Nos. 120, 121. Assessment . . . . . . . . . . . . . . 305.00
nue: Mrs. Mary Deere, owner. Liebe ave46, Findlay Map.

Award ...................... $\$ 415.78$
Assessment . . . . . . . . . . 814.81
Matter of opening and widening West Farms road: Adee Estate. Lot Nos. Award
$\$ 92.62$
Assessment $\quad$ of ${ }^{\text {Anter }}$

Farms road: Adee Estate. Lot Nos Award 240 and 241.
$\$ 3,547.98$ Assessment Matter of opening and widening Wes
Farms road: Adee Estate. Lot No. 213 Award 1,216.12
Matter of opening and widening wes
Farms road: Adee Estate. Lot No. 216 . Award

Matter of opening and widening West Award
Assessment . . . . . . . . . . . . . . . . . . $\quad 1,210.32$
Matter of opening and widening West Farms road. Lot at corner West Farms road and $S t$. Raymond avenue.
Award . . . . . . . . . . . . . . . . $\$ 1,264.21$
Matter of opening and widening Wes
Matter of opening and widening W
Award
$\$ 33.59$
Assessment . . . . ........... 4,984.55
Matter of opening and widening West
Farms road: Lot No. 35 , Wells Farms road: Lot No. 35, Wells Map Award
$\$ 17,79$
$1,390.74$
There are other cases too numerous mention, but these are sufficient.
The assessments are larger than in awards because to the total amounts of the cost of the proceeding, and the added gregate must be paid by assessment The cost consists of hire of experts the city, advertising hire of experts for of commissioners, etc., and is estimated at sixty dollars per session. Usually not more than one parcel of property is considered at a session, so that the expenses must be at least sixty dollars for hearing the owner of each parcel prove its value If more sessions than one are necessary as is often the case, the cost is so much higher. Various causes for dragging on the proceedings help to increase the cost. Sometimes the three commissioners, who receive ten dollars each per session, wish possible. the proceedings as much as owner may be allorney for the property ment and bunot ore another engageowner himself may be ill meeting; the expert called by the owner maysent, the in another proceeding or the be busy to the Corporation Counsel in charge may be busy with other proceedings as may All these causes for delay help well crease the number of sessions at sixty dollars per session, and all of the expense must be added to the cost of the land taken, and imposed on nearby property in the form of assessment. Many people are indifferent to those expenses and to excessive valuations on property taken because they have the foolish idea that the city pays them. The city does not pay them. It advances the money and ment on the nearby property by assessment on the nearby property. Whenever than it is worth more for his property such it worth he imposes the cost of lays theess heighbors. If he deof the delay on his neighbors as well as of himself.
You may see from the foregoing facts that in the majority of cases it is cheaper for the property owner to cede his land in the street to the city before commissioners are appointed rather than to bear the expense of condemnation expenses.
For further particulars apply to the Bureau of Information, Borough Hall,
Bronx.

## Obituary.

J. VAN DYKE CARD, prominent in the West End Association, president of day evening at his residence on Sun73 d street. The funeral service was on Wednesday morning. Mr. Card was born in New York in 1849 and was graduated from the Poughkeepse Military Academy For many years he was engaged on his own account as a real estate agent and broker, carrying on a large business at 315 Columbus avenue. He was formerly a partner of William R. Ware and was in the latter's lifetime. He was an im portant factor in building up the upper West Side around which his activities centered, and he promoted a number of buildings. In his life and conduct he was the best tradition and practice of his chosen calling.
As president of the West End Association he occupied a very honored position. trustees of the Franklin the board of trustees of the Franklin Savings Bank for over twenty years. His fellows say purpose was never doubted honesty of sonal character was beyond reproachand whose personality endeared him all with whom he came in contact," leaves a wife, two sons and a daughter

## FIFTH AVENUE PLANS.

Fine Building to Rise at the Southwest Corner of 31 st Street.
Detailed plans for the 18 -story office building, with which it is proposed to replace the building now at 298 Fifth avenue, have been prepared by the architects, Davis, McGrath \& Kiessling. The plot has a frontage of 30 feet on the ave-
nue and 100 feet in 31 st street, with a 74 -foot extension adjoining the Hote Walcott. It is owned by the Gilbert es-


Davis, McGrath \& Kiessling, Architects.
TO BE ERECTED FOR GILBERT ESTATE. tate and held by the Mauser Manufactur ing Company under a lease running to
1933 at $\$ 35,000$ a year. A deal is now pending by which a large Western firm will take several floors in
the building to be erected. Although no definite confirmation of the report could be obtained from the agents, the Ernestus Gulick Company, it is understood that negotiations have been practically completed, and that the name of the prospective tenant will be-announced in a few shows that deal is important in that it below 34 th street is still attractive to big retail firms, notwithstanding the general trend above 34 th street. The building when completed will be one of the finest in the city in point of service, equipment

## Board of Brokers' Dinner.

The sixteenth annual dinner of the Real Estate Board of Brokers of New Ing in the grand ball-room of the Wal-dorf-Astoria. About 700 guests were in attendance and the affair was one of the
most successful ever held by the Board. Francis E. Ward acted as toastmaster. The other speakers were Irving Ruland, president of the Board; Job E. Hedges, editor of the Evening Journal. and Edgar J. Levey, president of the Title Insurance success of the dinner Much credit for the Elisha Sniffin, chairman of the dinner committee. The boxes surrounding the ball-room were filled with women relatives and friends of the diners. A fine orchestral and vocal programme was provided by the management. A picture of
the assemblage is printed elsewhere in (For other real estate matters, see page


MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus, Relating to Street and other City and Borough Improvements The news colnected here under the general head of Municipal Improvements is intended to be of service to property ownIts as well as contractors and brokers. change in the City Map toward the a quisition of title to real estowary the or toward construction work including the grading of streets, the laying of sew ers, the building of schools, etc. Each such measure is acted upon by one or more-generally by several-official bodies before it becomes a valid ordinance. In these columns, the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the hearings on it are granted the fact is so announced.
Municipal improvements may be divided into two classes-those that are paid for
out of the general tax levy and those that ore paid for wholly or in and those that are paid for wholly or in part by special assessments on the property owners bene-
fited. The latter, which are the more important to real estate owners, originate local improvement, However, every mprovements call, eept certain street of not more than for an expenditure of not more than $\$ 2,000$, must be subthorization
The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the sessments Due and Payable Hearings, As

## LOCAL BOARD CALENDARS

As regards the majority of city improvements, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over than $\$ 2,000$. With respect to costing not more than $\$ 2,000$. With respect to all other local imtions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is becore the latter that the property owner should erning proposed improvements. Wheard conBoard resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted to be familiar with local sentiment.
There are twenty-five Local Improvement Dis This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. retary of the several boards. Each board has jurisdiction over matters relating to its disrict. In the case of matters relating to two or more districts, the boards of the districts af-
fected sit in common. The meetings are subject

## Local Board of Chester

BOROUGH HALL, BRONX, JAN. 23, AT 8 P. M PATTERSON AV.-From Bronx river to Pugsley's creek, regulating and grading, building apgether with all work incidental thereto. Esti${ }_{25}$ mated cos
This estimate is based on a width of 100 ft , in excavation and of sixty $(60) \mathrm{ft}$. on em-
bankment, with all biuestone omitted. No. 523.

ARCHER ST.-Acquiring title to the lands
necessary, from White Plains rd to Storrow st. Pet. No. 530.
UNIONPORT RD.-Change of lines, between
Van Nest av and Baker av. Pet. No. 522 . CROSBY AV.-Acquiring title to, from East CROSBY AV.-Acquiring title to. from Eastern
boulevard to Westchester av. Pet. No. 505 . DYRE AV.-Acquiring title to, from Boston rd to the no
No. 515.
COMMONWEALTH AV.-To amend resolution paving with bituminous pavement, between Walker av and Westchester av, so as to pro-
vide only for the portion between Walker av

## Local Board of Van Cortlandt

BOROUGH HALL, BRONX, Jan. 23. AT 8.15

## P. M.

EAST 193D ST.-Regulating, grading, setting wide, laying crosswalks, building approaches and erecting fences where necessary in and paving with bituminous pavement on a concrete foundation, the roadway, from Bainbridge av to Webster av, together with all work incidental
thereto; said pavement being designated as class "B" or preliminary pavement. Pet. No. 517.

EAST 166 TH ST.-Regulating, grading, set-
ting curb stones, flagging the sidewalks a space

## proaches, erecting fences where necessary, rom

 Webster av to the property of the New York$\&$ Harlem Railroad. Pet. No. 519 . MOSHOLU PARKWAY SOUTH.-Paving with roadway, from Briggs av to Van Cortlandt av setting curb where necessary, together with designated under Chapter 546 of the Laws of EAST 174 TH ST-Acquiring title to 521. EAST 174 TH ST.-Acquiring title to a plot way to the Grand Boulevard and of a stair-
at the south side of East
East 17th st and west of the Grand Boulevard and Concourse. Pet. No
MOSHOLU PARKWAY NORTH.-Paving with asphait blocks on a concrete from foundation the ting curb where necessary, together with all work incidental thereto. Said pavement is des-
ignated under Chapter 546 of the Laws of 1910
as Class "A" pavement. Pet. No. 527 . CONCOURSE.-Laying out an approach to the westerly side of the Concourse from the south
side of East 174 th st. Report and sketch side of East 174th st. Report and sketch at
tached to papers. Pet. No. 524. SPUYTEN DUYVIL RD.-Laying out an ex tension, from its present terminus near Spuyto Spuyten Duyvil in The Bronx to the Publi to be 40 ft . in width and about 400 ft . Pet. No. 474 . EAST 166TH ST.-Acquiring title, from Brook
av to Park av East. Pet. No. 518.

## Local Board of Morrisania

BOROUGH HALL, BRONX, JAN. 23. AT 8.45
ST. MARY'S ST.-Paving with sheet asphalt Wales av to Southern Boulevard, and of Wales av, from the Port Morris Branch of the New York, Central \& Hudson River Railroad to St, Mary's st. setting curb where necessary, together with all work incidental thereto. Said
pavement is designated under Chapter 546 of pavement is designated under, Chapter 546 of
the Laws of 1910 as Class "A" pavement. Pet.

PROSPECT AV.-Regulating, regrading and paving with sheet asphalt on a concrete foundation the portions of the roadway, not already paved, between East 149 th st and Crotona Park
East, together with all work incidental thereto Sast, together wid pavement is designated under Chapter 546 session of Crotona and Morrisania Districts. COSTER ST.-Paving with bituminous pavement from Lafayette av to Randall av on essary, and doing all work incidental thereto in accordance with Chapter 546 , Laws of 1910 Said pavement being designated as Class "A" or preliminary pavement. Estimated cost,
$\$ 8,000$, or about $\$ 63.25$ for a $25-\mathrm{ft}$. lot. Pet. EDGEWATER RD.-Relocating on Sections Edgewater rd, approximately 300 ft. from the bulkhead line of the Bronx river and East river and between Seneca av and Manida st.
The Board of Estimate on Dec. 17, 1909, gave a hearing on the map submitted by the Presi referred it back to the President of the Bor ough with the suggestion of its Chief Engineer that the fina $m$ be submitted and the fina position of the bulkhead line of the Bronx
river be placed on the map. A notice was received Oct. 24.1911 , that the Acting Secretary of war on September 23 , 1911, approved the
new bulkhead line of the Bronx river, and a new tentative plan was prepared with correc bulkhead line of the Bronx river shown thereon
Pet.
Local Boards of Morrisania and Crotona JOINT SESSION, BOROUGH HALL, BRONX JAN 23 AT 8.45 P M

PROSPECT AV.-Regulating, regrading and paving with sheet asphalt on a concrete foundation the portions of the roadway of Prospect
av, not already paved, between East 149th st and Crotona Park East, and all work incidental thereto. Said pavement is designated, under
Chapter 546 , Laws of 1910 , as Class "A" pave-

## Local Board of Crotona.

EOROUGH HALL, BRONX, JAN. 23. AT 9 P. M. VYSE AV.-To amend Local Board resolution blocks on a concrete foundation the roadway of, from East 172 d st to Boston rd, and set-
ting curb where necessary, together with all ting curb where necessary, together with all the northerly limits of the improvement extend to East 177th st. Pet. No. 506 .
MOHEGAN AV.-Paving wih asphalt blocks on a concrete foundation the roadway, from
Southern Boulevard to East 182d st, setting curb where necessary, together with all work as Class "A" pavement under Chapter 046 of
the Laws of 1910 . Estimated cost is $\$ 16,000$,
or about $\$ 150.75$ for a 25-ft. lot. Pet. No. 520 . GARDEN ST.-Paving with asphalt blocks on a concrete foundation the roadway, from Crotona av to Southern Boulevard, setting curb
where necessary, together with all work. inci dental thereto. Said pavement is designated under "Chapter 546 of the Laws of 1910, as Class "A" pavement. Pet. No. 529 .
HOE AV.-Paving with asphalt blocks on a
concrete foundation the roadway, from East 173 d st to Boston rd, setting curb where neces to, said pavement being designated under Chap-

EAST 174TH
ST.-Paving with asphalt blocks Boston rd to Bryant av, and paving with gran-
ite blocks on a concrete foundation East 174 th st, from Bryant av to West Farms rd, setting curb where necessary, together with all work nated under Chapter 546 of the Laws of 1910 TRAFALGAR PL.-To rescind resolution authorizing construction of sewer, between 176 th granted by the Board of Estimate and Appor-
tionment Dec. 14, 1911. Private sewer tionment Dec. 14, 1911. Private sewer has

## Local Board of Flatbush

BOROUGH HALL, BROOKLYN, JAN. 24, AT 2.30 P . M

GRAVESEND AV.-To amend resolution of GRAKESEND AV with asphalt on concrete pave dationi from Av C to Church av, by excepting the portion of the roadway occupred by the read as follows
that portion of the roadway concrete foundation that portion of the roadway of Gravesend av not occupie
GRAVESEND AV.-To amend resolution of December 4. 1911, initiating proceedings to foundation, from Church av to Fort Hamilton av, by excepting the portion of the roadway
occupied by the railroad, and to make the "To pave with asphalt on concrete foundation that portion of the roadway of Gravesend av not occupied by the railroad, from Church av to
Fort Hamilton av." Fort Hamilton a
MERMAID AV.-To construct sewers in Mermaid av, from West 24 th st to West 37 th st: in
WEST 36TH ST, from Surf av to Mermaid av in WEST 35TH, ST, from Surf av to Mermaid av; in WEST 33D ST, from Surf av to the north Surf av to Neptune av; in WEST 31ST ST. from Surf av to Neptune av; in WEST 29TH ST from Mermaid av to Neptune av; and in WEST
$28 T H$ ST, from Surf av to the north line of

SURF AV.-To construct sewers in SURF AV from West 27 th st to West 37 th st; in WEST
32 D ST, from Surf av to a point in the Atlantic Ocean approximately 900 ft south of Sur av. ; and in
AV P.-To construct sanitary sewers and storm
sewers in AV P from East 9th st to East st, and in AV P, from East 16 TH ST, from At to East 17 th
st
Highway. Highway
EAST 16 TH ST.-To construct sanitary sew
RS and storm sewers in EAST 16 TH ST, from ers and storm sewers in EAST 16TH ST, from
Kings Highway to Av U.
35 TH ST.-To pave with asphalt on a con-
crete foundation from Church av to West st. 59 TH ST.-To amend resolution of December 4, 1911, directing to building line and to slope the bank from tha point at the rate of 1 to $13 / 4$, the lots lying on
the north side of 59 TH ST, bet. 12th and 13 th the north side of $59 T H$ ST, bet. 12 th and 13 th
avs, known as Nos. $51,55,58,62$ and 63 , block 5704 , and on the south side, known as Nos. 22 by providing for a slope of the banks at the rate of $11 / 4$ to 1 , instead of 1 to $13 / 4$, and to
make the amended resolution read as follows make "To grade to the level of the curb for a dis to slope the bank from that point at the rate o 59 th st, bet 12 th and 13 th avs, known as Nos south side, known as Nos. $22,23,24,30,31,32$
33,34 and 38 , block 5711 ." avs.
16TH AV.-Regulate, grade, etc., from 68th BAY 23D ST.-Regulate, grade, etc., from
Benson av to 86 th st. EAST 31 ST ST.-To pave with asphalt on
concrete foundation, from Snyder av to Tilden 20 TH AV.-Regulate, grade, etc., from West 20TH AV.-To pave with asphalt, on a conWEST 3D ST.-Regulate, grade, etc., from WEST 3D ST.-To pave, from Sheepshead Bay rd to Neptune av.
Local Board of Newtown
BOROUGH HALL, LONG ISLAND CITY. JAN
CYPRESS AV.-Regulating and paving with improved granite blocks with tar grouted joints the Manhattan Beach division of the Long Island CAMELIA ST.-Regulating, etc., and paving with asphalt blocks on a concrete foundation
the roadway from Boulevard to Crescent st. 1st Ward
WALTER ST.-To legally open, from Forest
av to Alden av, 2 d Ward. av to Alden av, $2 d$ Ward
17 TH AV.-To legally open, from Flushing
av to Berrian av, 1st Ward. 19 TH AV--To legally open from Jackson av
to the bulkhead line of the East river, 1st to the
Ward.
HAZEN ST.-To legally open, from Astoria ay HULST ST.-Construction of a sewer, etc. NORMAN ST.-Regulating and paving with sheet asphalt, on a concrete
Wyckoff av to Cypress av, 2 d Ward.

14 TH AV.-Paving with asphalt block on a oncrete foundation, the roadway fro
venter av to Flushing av, 1st Ward.
NOTT AV.-Regulating, grading, etc., and ation NOTT AV, from Vernon av to the eas line of a marginal street as laid out by the
Department oof Docks and Ferries (about 700 1t. west or Vernon av), 1st Ward.
he B. R. T. Railroad crossing to Catalpa (Elm) v, 2d Ward.
DITMARS AV.-To legally open; from Old Bowery Bay rd to 43 d st and from 51 st st to 16TH AV.-
Ne Newtown Local Board of Noyember of in, initiating proceedings for paving with as way of 16 TH A AV, from Broadway to Jamaica
v , 1st Ward. CATALPA AV.-Paving with sheet asphalc on a concrete foundation, from Fresh Pond rd
to Myrtle av, 2 d Ward.

## LOCAL BOARD RESOLUTIONS

The following petitions were acted upon at the meetings of the various Local Boards held this

Local Board of Washington Heights.
CITY HALL, MANHATTAN, JAN. 16 .
ORTHERN AV.-Paving with asphalt block avement on concrete foundation, curbing and Estimated cost, $\$ 14,780 ;$ assessed valuation of property affected, $\$ 807,500$. The street is leSewers and gas mains have been laid and the 215 TH ST.-Storm and sanitary sewers, bet. ark Terrace East and the summit West. Adtion of property affected. $\$ 283,000$. The street structed. The proposed sewers has also been
incorporated upon the drainage plan of the city. 207 TH ST.-Receiving basins at the southeast Estimated cost, $\$ 313$; assessed $\begin{gathered}\text { av. Adopted. } \\ \text { valuation of }\end{gathered}$ property affected, $\$ 91,000$. The street is legally opened and outlet has been built. Not yet incorporated upon the drainage plan of the city.
The petition for this basin also included one at the southwest corner of 207th st and 10th states that a basin is not necessary at that point.

## Local Board of Kip's Bay.

CITY HALL, MANHATTAN. JAN. 16.
HEARING upon the application of Antonio S. Bird, made pursuant to Section 369 of the Ordinances, for consent to a license for a such consent having been refused by the
man of the district. Application denied.

## Local Board of Murray Hill.

IIty hall, manhattan, Jan. 16.
side, commencing at Madison av and running side, commencing at Madison av and running $\$ 468$; assessed valuation of property affected, occupied by the Sisters of Mercy and the complaint as to the condition of the sidewalk
made by Dr. S. Bookman, 46 East 82 d st.

## Local Board of the Heights.

Borough hall, brooklyn. Jan. 12. NAVY ST.-To lay cement sidewalks from
the curb to a line 8 ft. from and paralilel with
to
 block 2034 ; and on the north side of Tillary
st, bet. Navy and Raymond sts. in front of
lots 1, 18, 19. 20, 21 and 22, block 2034, at the expense of the owner or owners of said lots.
Estimated cost. $\$ 320$; assessed valuation, $\$ 19$, Estimated cost, $\$ 320$; assessed valua
500 . Laid over to the next meeting.
PRINCE ST.-To enclose with a board fence
6 ft . high the lots lying on the east side of 6 ft. high the lats lying on the en sts, known Prince st,
as No. 24 , and a portion of No. 19 , in Block
123 , at the expense of the owner or owners of said lots. Estimated cost, $\$ 40$; assessed valuaMARSHALL ST.-Closing and discontinuing
bet. Hudson av and Gold st. Laid over to the bet. Hudson a

## Local Board of Bedford

borough hall, brooklyn, Jan. 12.
MADISON ST.-To enclose with a board fence 6 ft . high the
Madison st, bet. Ralph and Howard avs, known
as No. 56 , Block 1481, at the expense of the as No. 56 , Block 1481 , at the expense of
owner or owners of said lot. Estimated cot
$\$ 15$; assessed valuation, $\$ 4.800$. Denied. PUTNAM AV.-To rescind resolution of July lying on the southeast corner of Putnam and lying on the southeast corner block 1486 , be en-
Howard avs, known as No 6 , blosed with a board fence 6 ft . high, at the closed with a board fence 6 ft. high, at the
expense of the owner or owners of said lot. Es-
timated cost, $\$ 40$; assessed valuation $\$ 16,000$. timated
Adopted.
VAN BUREN ST.-To lay cement sidewalks 5 ft. in width on the south side of Van Buren
st, bet. Stuyvesant and Lewis avs, in front of
lots known as Nos. 34, , 35 block 1615 , and on
the north side of Van Buren st, bet. Stuyvethe north side of Van Buren st, bet. Stuyve-
sant and Lewis avs, in front of lots known as
Nos. $\overline{3}$ and 35 , in block 1610 , at the expense of the owner or owners of said lots. Total es $\$ 30,175$. Laid over to the next meeting.

ROEBLING ST.-To regulate and grade, set ment sidewalks and pave with asphalt on con-
crete foundation Roebling st, as widened, from Broadway to Division av; the triangular public lace at the intersection of Division and Lee o Bedford av. Adopted, with recommendation that the roadway be 70 ft . wide and the sidewatk on each side be 15 ft . wide.
LITTLE NASSAU ST.-To construct sewer basins on Little Nassau st, at the southeast corsouthwest corners of Kent av at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said
basins. Estimated cost, $\$ 600$; assessed valuabasins. Estimated cost, $\$ 600$; assessed valua-
tion, $\$ 271,670$. Adopted.

## Local Board of Flatbush

BOROUGH HALL, BROOKLYN, JAN. 12.
MONTGOMERY ST.-To construct a sewer AV K.-To construct a sewer basin at the the expense of the Av K and East 19th st, lots fronting on the portions of the of treets
lats draining into said basin. Estimated co
assessed valuation, $\$ 60,390$. Adopted.
WEST ST.-To construct a sewer, from Church Adopted.
ERASMUS ST.-To regulate, grade, etc., bet. ERASMUS ST.-To pave with asphalt on oncrete foundation, from Nostrand ay to Rog59TH ST.-To c
ast corner of construct a sewer basin at the pense of the owner or owners of the lots fronting on the portions of the streets draining into
said basins. Estimated cost, $\$ 200 ;$ assessed said basins. Estimated cost
valuation, $\$ 34,160$. Adopted.
DITMAS AV.-To regulate, grade, set cement rom Ocean pave with asphalt on concrete foundation from Ocean parkway to Coney Island av. Laid over DITMAS AV.-To construct sewer basins at av and East 7 th st, and at the southwest corner of Ditmas av and East Sth st, at the expense of the owner or owners of the lots fronting on
the portions of the streets draining into said basins. Estimated cost. $\$ 500$; assessed valua050. Adopted

51 ST ST.-To pave with asphalt on concrete
foundation, from 13th av to 16 th av. Adonted UNION ST.-To regulate, grade, set cement UNION ST.-To regulate, grade, set cement
curb. lay cement sidewalks and pave with asphalt on concrete foundation, from Troy av to Adopted.
53D ST.-To pave with asphalt on concrete
foundation, from 1Sth av to 19th av. Adopted. foundation, from 18th av to 19 th av. Adopted.
LOUISA ST.-To construct a sewer, from Ches LOUISA ST.-To construct
ter av to 36 th st. Adopted.
LOUISA ST.-To regulate, grade, set cement curbs, lay cement sidewalks and pave with av to 36 th st. Adopted.
CHESTER AV.-To construct a sewer, from
Louisa st to Fort Hamilton parkway. Adopted. 36TH ST, OLD NEW UTRECHT RD.-To regulate, grade, set cement curbs and lay cement
sidewalks on 36 TH ST, from Fort Hamiltor parkway to West st, and also on OLD NEW
UTRECHT RD, from Church av and 36 th st to 14th av. Adopted.
36 TH ST.-To construct a sewer, from For Hamilton parkway to Church av. Amended so
as to read "To construct a sewer in "36th st as to read "To construct a sewer in "36th st.
from Fort Hamilton parkway to 12th av." Adopted as amended.

14 TH AV.-To regulate, grade, set cement to 39 th st. Adopted.
35TTH ST.-To regulate, grade, set cement curb West st. Adopted.
EAST STH ST.-To set cement curbs, where necessary, and pave with asphalt on concrete
foundation, from Ditmas av to 1 Sth av. Ad-
opted. opted.
CATON AV.-To set cement curb where neces sary and pave with asphalt on concrete founda-
tion, from Ocean parkway to East 5th st. Adopted.
72 D
ST.
1908 , To amend resolution of
andiating proceedings to pave 72 deb st with asphalt on concrete foundation, bet. 14 th and
16 ath avs, by excluding therefrom that portion bet. New Utrecht and 16th avs, the amended "To pave 72 d st with asphalt on concrete Adopted.
TROY AV.-To enclose with a board fence 6
ft. high the lot lying on the southwest corner ft high the lot lying on the southwest corner
of Troy av and Pacific st. known as No. 38
block 1340 , at the expense of the block 1340 , at the expense of the owner or owners of said lot. Estimated cos
sessed valuation, $\$ 7,500$. Adopted.
GRAVESEND NECK RD, SHEEPSHEAD BAY RD, AV W, EAST 12TH ST, JEROME AV and
AV Z.-To open GRAVESEND NECK RD, from rights-of-way of the Brooklyn and Brighton
Beach Railroad and of the Lond Island Rail Beach Railroad and of the Lond Island Rail-
road; SHEEPSHEAD BAY RD, from Graves-rights-of-way of the Brooklyn and Brighton Beach Railroad, and of the Long Island Rail
road; AV W, from Ocean parkway to the junc tion of Graven rd: EAST 12TH ST. from Gravesend Neck
Bay
rd to Av W; JEROME AV, from East 17 th st
to Sheepshead Bay rd; and AV Z. from East to Sheepshead Bay rd; and AV Z. from Eas
13 th st to Sheepshead Bay rd. Adopted.

KINGS HIGHWAY.-To construct storm and sanitary sewers, fr
16th st. Adopted

## PROCEEDINGS OF THE BOARD OF ESTIMATE.

## All city improvements, whether public or lo-

 authorization. The board invariably grants one or more public hearings on every measure. The umn under the general head of Public Hearings. In the present column are noted the resolutionspassed by the board concerning public or local

## MANHATTAN

RIGHTS TO STREETS-Recommended that the franchise rights, in the streets, of the Holmes Fraph Co. stock quotation Telegraph Co. and Fred'k Pearce Co., be acquired by petition through properly incorporated companies.
RIGHTS TO STREETS-Petition of the Alarm Co. and the National District Telegraph Co. for franchises to construct, maintain and operate wires and other connections in the streets and avenues for the purpose of main-
taining electric signal service; the Manhattan Co. throughout the entire city; and, the Automatic Co. in Manhattan and Brooklyn. Adopted. RIGHTS TO STREETS-Report of the Elecric Protection Co. of New York relative to granting a franchise to construct, maintain and operate electrical wires, etc., under streets of
Manhattan and that part of the Bronx West of Bronx river for the purpose of maintaining and operating burglary and fire alarm systems for the protection of the premises of subcribers. Filed.
12 TH AV.-Franchise granted to construct, maintain and operate a loop terminal in 12th
AV and in 129 TH ST. Filed. ROSE ST-Consent grant
tain and use a 16 -inch pipe under and mainROSE ST, south of Duane st, connecting premises 32 and 33 , for the purpose of conveying
water, steam and electric current. Filed. WEST 145TH ST.-Recommended that the N from property owners to construct and consents a railway in WEST 145 TH ST., from Lenox av to Broadway be accepted by the city and
that the company be notified of the dates for commencement and completion of construction Adopted.
MANHATTAN BRIDGE.-Petition for fran double track street surface railway by an overhead trolley from Canal st and Bowery Manhattan, along Canal st, the Manhattan Bridge and its approaches to Brooklyn; thence bush av extension to a point at or near Flat bush av and Fulton st. Laid over for three the company ongestion of the Comptroller. When the points of the amended offer to operate car from the bridge to and across Manhattan to the North River. A communication from the Public Service Commission for the 1st District regarding a certificate of public convenience
and necessity for the railway was filed. LEXINGTON AV SUBWAY.-Approval of the 3 , route 5 of the LEXINGTON AV SUBWAY extending in BROADWAY, from Howard st, to a point bet Houston and Bleecker sts, to the Underpinning \& Foundation Co.; also, the authorization of $\$ 2,295,086.59$ corporate stock to provide means
tract.
CORPORATE STOCK.-Communication from the Public Service Commission requesting authorization of $\$ 100,000$ corporate stock for the acquisition of real estate or interests therei for the construction and operation of the Man to the Corporate Stock Budget Committee DUMP.- Requests of the Street Cleaning Comstock, for the construction of a DUMP on the East River, bet East 72d and East 73d st. Re Budget Committee. COURT HOUSE SITE.-Report of the Corpor-
ate Stock Budget Committee submitting for consideration the proposed site for the New York County Court House, immediate steps to be taken. Adopted. The site is the proposed one near the new Municipal Building.
125 TH ST.-Report of the Comptroller rec ommenag approction of contract location map, spech culing, and estimate of mains, etc., north of 125 th st. Adopted.
WATER FRONT.-Approval of the reports of the Comptroller of the form of the amended
contract, etc., and cost $(\$ 18,750)$ for dredging contract, etc., and cost ( $\$ 18,750$ ) for dredging
25,000 cubic yards. of hard material along the water fron the Department of under th Furisdiction of the
WEST 135TH ST.-Approval of Comptroller's for building a new pier and of contract, etc. bulkhead at the foot of WEST 135TH ST.. North River, and for depositing rip
total cost of $\$ 74,375$. Adopted.
FIRE BUILDINGS.-Amendment of 20 resolutions adopted June 3,1910 , authorizing the issue of corporate stock for the erection of buildings
Adopted.
COMMISSION ON CITY PLAN.-Resolution from the president of Manhattan providing fo pare a plan and draft a bill for the creation
of a Commission on City Plan. A committee of three members was appointed to conside
the general advisability of creating such a the general advisability of creating such
visory relation to the Board of $\begin{aligned} & \text { Estimate in } \\ & \text { matters }\end{aligned}$ affecting the general plan of the city. BRONX.
EAST 174 TH ST.-Changing the grade bet Southern Boulevard and West Farms rd, together with a corresponding adjustment in the
ne week.
EAST 174 TH ST.-Acquiring title to the lands, Boulevard to West Farms rd. ${ }^{\text {etc.j }}$ Laid over for one week.
MARION
MARION AV.-Communication of the Borough President requesting amendment of the resolution of the Board on Nov. 2 , 1911 , grant-
ing final authorization for paving MARION AV from East 189th st to Fordham rd, for the eason that the name of East 189th st has bee changed to East 188th st, from the intersec ster av. Communication was withdrawn.
MORRIS AV.-Report of Comptroller recom-
nending amendment of resolution adopted Oct. 19, 1911, authorizing the acquisition, at private sale, at a price not exceeding $\$ 20,000$ of the property at the northeast corner of Morris av brary. Adopted.
PUBLIC SCHOOL NO. 45 . - Report of the Comptroller approving plans, etc., for installing heating and ventilating apparatus in Pub-

## Adopted.

HUTCHINSON RIVER BRIDGE.-Providing means for payment of the bint of costs and ex penses of the commissioners in matter of ac quiring the to bridge over HUTCHINSO RIVER on the line of the Boston rd. Adopted. STREET RAILWAYS.-Application for an ex tion of of treet in which to complete constre its existing system as follows
Hunts Point rd, from Randall av to Long Isl and Sound; Randall av, from Hunts Point rd to the Bronx River; Tremont av, from West-
chester Creek to Locust Point; Muscoota st, from Broadway. Borough of Manhattan, to Kingsted.
FRANCHISE.-Public hearing on the form of contract for a change in the main line of the route of the New York, Westchester \& Bos ton Railway Co., from that described in contract dated January 29 , 1909, between the south a point bet 134th to 135th sts, east of Willow av. Time extended 3 months. BROOKLYN.
WATER MAINS.-Report of Comptroller rec ommending approval of plans, contract, etc.,
for furnishing, delivering and laying water mains, etc.. in various streets of Brooiklyn, at PUBLIC SCHOOL NO 174--Renort PUBLIC SCHOOL, NO. 174.-Report of Comptract, plans, ete., for general construction work, plumbing and drainage, at a total est1-
mated cost of $\$ 270,000$ in new Public School mated cost of $\$ 270,000$ in new Public School
174 .

PIER ST.-Closing and discontinuing bet PIER ST.-Closing and
River st and the East river. ${ }^{\text {discontinui }}$ Adopted.
FIRE DEPARTMENT SITE.- Ropted
Comptroller, recommending that resolution adopted December 7, 1911, authorizing the ac quisition at private sale at a price not ex coerner of 16 th st and 7 th av, Whitestone as corner of 16 th $s t$ and 7 th av, Whitestone, as
a site for the use of the Fire Department. be rescinded, and that a new resolution be adopted authorizing the acquisition of property on the
southeast corner of 17 th st and 7 th av, White southeast corner of 17 th st and 7 th av. White stone, for the reason that the vendor preters
convey according to the description in her deed which differs from the description in the resolution adopted by the Board on December 7 1911. Resolution for adoption rescinding resoadoption authorizing acquisition of site. Both

WATER MAIN.-Report of the Comptroller recommending approval, pursuant to resolution
adopted July 17, as amended August 31,1911 , adopted July 17, as amended August 31, 1911 of the form of contract, plans and specificanishing, delivering and laying a 30 -inch wate main and appurtenances in the 3 d . Ward Adopted.

## PUBLIC HEARINGS.

One or more hearings are granted in conneccase of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calen-
dars. Hearings by all other bodies are noted in the present column.
In acquiring title to land for streets, sewers, parks, approaches to bridges, etc.. condemnation proceedings are commonly resorted to. A proof Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commisioners. If the cost of the land is to be paid wholly or in part by property
owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street
Openings, a clerical and legal organization unOpenings, a clerical and legal organization un-
der the supervision of the Corporation Counsel der the super with the management of all legal proeeedings which involve awand.
If the cost of the land is to be paid by the city as a whole, as in the case of school sites,
dock property, etc., the commissioners are known as commissioners of estimate and appraisal whose place of meeting is at 258 Broadway. In the case of assessments for local improve ments of a physical nature which do not have
to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constiwith assessments in such improvement as the wegulating and grading of streets, the laying of

By the Board of Assessors. 320 BROADWAY
PROPOSED ASSESSMENTS
The following proposed assessments have been
completed and are lodged in the office of the Board of Assessors for examination by all
versons interested. All persons whose inter persons interested. All persons whose inter-
ests are affected and who are opposed to the assessments are requested to present their obBoard of Assessors, 320 Broadway, Manhattan, on or before Feb. 13, at 11 a . m., at which time
and place objections will be heard and testimony taken.

## BRONX

WEBSTER AV.-Laying cement sidewalks on South to Mosholu Pides, from Mosholu Parikway South to Mosholu Parkway North. Area of
assessment: Block 3325 . Lots 4 and 5 . List

CARPENTER AV-Temporary sewer bet East 4rea of assessment: Lots 30 , 33, 34 and 35 . of Penfield map. List 2218. $30.33,34$ and 35.

## QUEENS.

DITMARS AV.-Regulating, grading, etc., from Jih AV. Who shere lob Ward.
5TH AV.-Regulating, grading, etc., and pavLAWRENCE ST-Re LAWRENCE ST.-Regulating and grading, bet.
Wolcott and Winthrop avs, 1st Ward. Wolcott and Winthrop avs, 1st Ward
NOTE:-The area of assessment in each of
the above Queens proceedings extends to within one-half the block at the intersecting streets.

## BROOKLYN

BAY 11TH ST.-Curbing and flagging, from EMMONS AV--Flagging the south side, from the line of the Brighton Beach R. R. to a point 55 ft . east of Coyle st. List 2187.
5TH AV.-Grading lot on the west side, bet. 61st and 62d sts. Affecting lot 42. block 5791 . 14 TH AV.-Curbing and flagging bet. 79th nd 86th sts. List 2196
73D ST, ETC.-Flagging 73D ST, bet. 5th and $6 t h$ avs, and the north side of AV C, bet. Flat-
bush and Ocean avs, and the north side of List 2198.
VANDERBILT ST, ETC.-Flagging VANDERBILT ST, bet. Prospect av and 18th st ; north side of EMMONS ST, bet. East 27th st and
Leonard av; south side of PACIFIC ST, bet. aratoga and Hopkinson avs; east side of ABERDEEN ST, bet. Somers and Truxton sts, borough line; west side of ASHFORD ST, bet. Fulton st and Atlantic av. List 2204.
TILLARY ST.-Grading Lot 59 , Block 122 in
TILLARY ST, bet Gold and Prince sts. List 2203.

NOTE.-The area of assessment in each of the above Brooklyn proceedings, unless otherwise stated, is both sides of the street and to

By Com'rs. of Estimate and Assessment. BUREAU OF STREET OPENINGS. 90 WEST BROADWAY MONDAY, JANUARY 2
BLONDELL AV.-Opening, from Barlow st to
OLMSTEAD AV.-Opening. bet. Protectory av and the bulkhead line of Pugsley's Creek;
ODELL ST. bet. Unionport rd and Protectory av: and of PURDY ST, bet. Westchester and Protectory avsi; $3 \mathrm{p} . \mathrm{m}$. Pellington avs ; Assessment, from Protectory to
W.
W. m . BUENA VISTA AV.-Assessment, from its junction with Haven av at or near W 171 st
st to W 176th st ; WEST 172D ST: WEST 173 D st to W 176 th st; WEST 172D ST: WEST 173 D
ST, from West Washington to Buena Vista WHITE PLAINS RD.-Closing, from the northern boundary of the city to Morris Park NORTH ST,-Opening, bet. Jerome av and TREMONT AV.-Opening, from the eastern end of the proceeding now pending on that
CRESTON AV.-Closing, from Tremont av to Minerva pl; 9.30 a. m.
ERONX BLVD.-Opening, from old Boston ERONX BLVD.-Opening, from Old Boston
Post rd to E 242 d st; 11 a . m . TUESDAY, JANUARY
WEST 235 TH ST.-Opening, from spuyten ST, from Cambridge to Riverdale avs; CAM-
BRIDGE AV, from West 234th st to W 236th

ROSEWOOD ST.-Opening, from Bronx blvd to White Plains rd and from White Plains rd ST. LAWRENCE AV.-Opening. COMMON WEALTH AV; ROSEDALE AV; NOBLE AV ter av to clasons Point rd ; 10.45 a . m. PARKER ST.-Opening, from Protectory to LACOMBE AV.-Asssssment, RANDALL AV, from the bulkhead line of the Bronx River to
the bulkhead line of Weitchester Creek: COM the bulkhead line of We itchester Creek: COM-
MONWEALTH AV, from Patterson to Lacombe WEDNESDAY, JANUARY 24 .
KINSELLA ST.-Opening, bet. Matthews st
and Bear Swamp rd; and of VAN NEST AV, and Bear Swamp rd; and of VAN NEST AV,
bet. West Farms and Bear Swamp rds; 11 a, ni HAVEMEYER AV.-Opening. bet, Lacombe

PUBLICITY TALKS
Written for
The Record and Guide
The architect specifies the goods-sometimes he does the buying. The contractor or builder buys the goods-sometimes he prepares the designs. The owner sometimes designs, specifies, builds and buys. The manufacturer sells the goods to the architect, contractor, builder or owner, irrespective of who does the specifying or buying.
Architects read the Record and Guide. Contractors and builders read the Record and Guide. Owners read the Record and Guide.
If the manufacturers of the materials specified or bought by architects, contractors and owners used the Record and Guide to tell the story of the particular line of building material they market, the fact that the manufacturers so farsighted would stand the best chance of receiving the orders placed is so obvious that it hardly needs pointing out.
Strange as it may seem, some manufacturers are so short-sighted they cannot see what is apparent to every one else. If the manufacturer of building material who is constantly complaining about poor business will, after he has read this announcement, just stop long enough to analyze it, he will, if he is a real, live business man, write and ask for our advice.

We can tell him what to do-how to secure his share of the Metropolitan market orders. They are here to secure. Someone is securing them daily. New buildings are going up with a rapidity that is startling.

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160 Broadway, Manhattan 151 West 125,

500 Willis Avenue, Bronx
188 Montague St., Brooklyn 1354 Broadway, Brooklyn 375 Fulton St., Jamaica
(Continued from previous page.)
The material that goes into these buildings comes here from somewhere. It don't grow here. It don't just happen to be here at the time. It is here because someone was far-sighted enough to be planning day in and day out to get that business. The Record and Guide goes every Saturday into the offices of the architects, contractors, builders and owners who are responsible for this buying. And it is read, not thrown away.

The advertising rates are low for the quantity of circulation; quality considered, they are very low. Address the RECORD AND GUIDE, 11 E. 24th St., N.Y.

[^0]By the Supreme Court.
APPLICATION FOR APPOINTMENT OF COMBRITTON ST, BRONXXERS.
lands, etc., requiring title to the for opening and extendlands, etc., required for opening and extend-
ing, from. Eronx Park East to White Plains
rd, 24 th Ward. Application will be made to Special Term, part 3. of the Supreme Court, on
Jan. 25 , for the appointment of commissioners
of estimate and assessment.

BILLS' OF COST.
LAWRENCE ST, QUEENS (Unofficial name). openuiring and extending from to flushing av to Winthrop av, 1st Ward. The bill of costs will be presented to a Special Term of the Supreme Court for the hearing of motions, at the County

NOTICE TO PRESENT CLAIMS.
All persons having any claim on account of
the following proceedings must present same
in writing to the commissioners of estimate in each case by Jan. 26 at 166 Montague st,
Brooklyn, and they will hear personal testiBrooklyn, and they will hear personal testi-
mony in each proceeding on the date and at mony in each proceeding on the date and at TERRACE PL BROOKLYN
Tt required etc, required for opening and extending from
17th st to Coney Island av, 22d and 29th
Wards, Jan. 29, at 3:30 Wards, Jan. 29 , at $3: 30 \mathrm{p} . \mathrm{m}$. EAST 45TH ST, ETC.-Acquiring title to the lands. etc., required for opening and extending ADY AV, EAST. ASTH ST, and EAST 49TH ST, from Flatlands av to Flatbush av, 32d Ward. Jan. 30 . at 3.30 p. m.

## Queens.

All persons having any claim on account of
the following proceedings must present same,
in writing to the commissioners on or before in writing to the commissioners on or before
Jan. 23. at the Municipal Building. Long Island City ; and, the commissioners. will hear p. m., in parties, in person, on Jan. 25 . at ${ }^{2}$
first mentioned proceeding and on Jan. 25, at 3 p . m., in the second:
NAGY ST.-Acquiring title to the lands, etc., required for opening and extending bet MetroSHERMAN ST, ETC-A Couiring
SHERMAN ST, ETC.-Acquiring title to the lands, etc., required for opening and extendand MARION ST, from 14th st to Ridge st, 1st

DITMARS AV, ETC.-Acquiring title to the lands, etc, required for opening and extending 43 D ST from Ditmars av to the bulkhead line
All persons having claims on account of the
 commissioners of estimate at the Municipal
Building., Long Island City on or before Jan. 25 ; and," they will hear all such parties, in pe
son, on Jan. 29 , at 10 a. m., same address.

## ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons af-
fected by the following improvements that the assessments for the same are now due and pay-
able. Unless paid on or before the date menable. Unless paid on or before the date men-
tioned interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.
WEST 32D ST.-Restoring asphalt pavement in front of No. 138. Area of assessment: Lot WEST 17STH ST and WEST 179TH ST.-
Opening from Haven av to Buena Vista av and Opening from Haven av to Buena Vista av and
BUENA VISTA AV, opening from West 1 Sist to south line of West 176 th st, extending west, 12th Ward. Area of assessment: Obtainable at
the Bureau of Assessments and Arrears, 280 the Bureau of Assessm
Broadway. March 12 .

## BRONX

TRIANGLE.-Regulating, grading, etc., in the TRIANGLE lying bet Lafontaine av and Quar-
ry rd north of the south line of Oak Tree
pl, 2th Ward. Area of assessment: Both sides of Lafontaine av, bet East 181st st and block at the intersecting streets; also, blocks BROOKLYN
BOWNE ST.-Paving bet Van Erunt and Richards sts, 12th Ward. March 13.
HOWARD AV.-Paving. bet St. Johns pl and Eastern Parkway, 24th Ward. March 13.
JUNIUS' ST.-Regulating, grading, etc., from Belmont av to Blake av, 26th Ward. March MILFORD ST.-Paving, bet Glenmore and Pitkin avs. ${ }^{26 t h}$ Ward. March 13 .
SHEPHED AV.-Paving, bet Glenmore and Pitkin avs, 26 th Ward. March 13 . NOTE: The area of assessment in each of
the above Brooklyn proceedings embraces both
sides of the street bet the points named, as well as extending to within- one-half the block at the intersecting streets.
SEWER in GRAVESEND AV, from AV C to Foster av, except that portion already built in av north about $114 \mathrm{ft}$. , and OUTLET SEWERster AV D (Cortelyou rd), from Gravesend av to East $2 d$ st and in DITMAS AV, from Gravesend av to East 2 d st, and in AV F, from Gravesend av to East 2 d st, 29 th Ward. Area of as-
sessments: Block 5344 to 5353 . inclusive; 5363 to 5370 , inclusive ; 5381 to 5385 . inclusive ; $5394,5395,5407,5408,5415,5419,5422,5426$, 5439 to 5441 , inclusive, and 5452 . March 13 . BAY RIDGE AV.-Regulating, grading. etc.,
bet 15th and New Utrecht avs, 30th Ward. bet 15 th and New Utrecht avs, 30 th Ward.
Area of assessment: Both sides, from 15 th av to New Utrecht ay and to the extent of onehalf the block at the intersecting streets. March

15 TH AV.-Regulating, grading, etc., bet 60th and 64th sts, omitting that portion occupled by the bridge over the Long Island R. R. Area
of assessment: Both sides of 15 th av, from 60th to 64th st and to the extent of one-hal

59 TH ST.-Sewer, bet 11th and 12th avs, and 13 TH AV, sewer bet 59 th and 60 th sts, 30th Ward. Area of assessment: Blocks 5703, 5704, 5700, 510 , 5711 and 5712 . March 13
76TH ST.-Regulating and grading bet 1st and 2 nd avs, and curbing and flagging bet point 100 ft . east of 1 st av and a point 180 ft . east of 1 st av, 30 th Ward. March 13.
12 TH AV.-Regulating, grading, etc, from
75th to 79th st, 30th Ward. March 13 . 12 TH AV.-Regulating, grading, etc, bet 79th and 82 d sts, 30 th Ward. March 13. 20TH AV.-Regulating, grading and paving
bet Bath and Cropsey avs, 30th Ward. March
13. 70 TH ST.-Regulating, grading, etc, bet 15 th HUBBARD PL Resulain HUBBARD PL.-Regulating, grading, etc, bet
Flatbush av and East 40th st. 30th Ward. March 13 . ${ }^{\text {Flatbush }}$
NOTE.-The area of assessment in each of the last six mentioned proceedings is both sides of the street bet the points named, as well as to the extent of one-half the blocks at intersecting streets

## QUEENS.

BALTIC (ANDREWS) ST.-Opening, from
Metropolitan av to the Long Island R. R., 2d Ward. March 12 .
CHARLES ST.-Opening, from Railroad av o Clermont av, 2d Ward. March 12.
TRAUTMAN ST.-Opening, from Brooklyn borough line to Metropolitan av, 2d Ward. March 12.
NOTE.-The area of assessment in each of the above proceedings is obtainable at the
Bureau of Assessments and Arrears, Municipal Bureau of Assessments and
Building, Long Island City.

## Appointed Sheriff's Auctioneer

William P. Rae, who has been appointed auctioneer for Sheriff Charles B. Law of Kings County, was also auctioneer during the shrievalty terms of Norman $S$. diate predecessor was William H. Smith.


WILLIAM P. RAE
Mr. Rae's appointment to the position is considered one of the best that could be made, he having long been identified with the selling of Brooklyn real estate at auction. Some of the largest voluntary and partition sales in Brooklyn in years past were made by the new appointee. His knowledge of values in both Brooklyn and Queens covers a period of many years. For thirty years Mr. Rae has maintained real estate offices in the Bedford and Borough Hall sections of Brooklyn, carrying on a general real estate business as it He was one of the pioneer developers of the outlying sections, having been the most active factor in the development of Sea Gate the extreme west end of Coney Island, which is now famous as a summer cottage colony.

## REAL ESTATE NEWS

Record Rental in New Hotel. John W. Miller, of the United Realty Co., has leased for a long term of years Co. the 33d street corner store in the new McAlpin Hotel, occupying the block front on Broadway, between 33 d and 34 th streets. The rental is said to be the highest ever paid per square foot in this vicinity, Last year the 34 th street ner in the same building was leased to the United Drug Companies at a rental of been a record store rental for this city.

New Salesmen's Organization.
The Greater New York Real Estate salesmen's Association has been organized and Arno Frind as secretary and treasurer. An open meeting of real estate agents and brokers will be held Saturday evening, January 20 , at S o'clock, in the offices of the Frind Corporation at 1355 Broadway. The object of the association is to establish more equitable relations between owners of real estate and agents. Particular reference is to be paid to the salesmen and the basis on which drawing accounts shall be established and maintained. The protection of the claims of employees with information trust their prospective buyers will also be taken up.

## Lane Avenue Widening

The petition for widening the area of assessment in the matter of acquiring chester avenue and West Farms road, and to Westchester avenue, between Main street and the Eastern Boulevard, will be Estimate and Apportionment, consisting of Comptroller Prendergast, Borough dent Miller McAneny and Borough Wednesday, January 24 , at 3 p. m.

## PRIVATE REALTY SALES

## Manhattan-South of 59th Street

 FRONT ST.-Joseph P. Day sold to a client oìthe Charles F. Nopes Co., 205 Front st, a 5 -sty
 paying $6 \%$ net on a $\$ 25,000$ valuation. Fulton it is understood that many inquiries have been
made for the property located in the mock during the last week. It was recently recommended that the market be abolished.
The total transaction, including the lease amounted to $\$ 50,000$
PEARL ST.-Horace S. Ely \& Co. and the Douglas Robinson, Charles S. Brown Co., sold
for Marie M. I. de Courbal, 274 Pearl st, a 48 STH ST,-Irving I Iewie and Isidor H. Realty Co., have bought from the United States Trust Co, the 3 -sty dwelling at 164 West 4 Sth
st, on plot $17 x 100$. This house adjoins the holdings of Frederick F. Brueck., who controls
50 ft on Broadway with an "L., fronting 40 ft on 48 th st.
SouTH
Henry W . Hayden, as
. A. Secutor the
s. cantile building at 32 South st, on lot 23.4 x

10 TH
ST.
Charles
J. Weinstein Realty on plot 54x95, at 208 to 212 West 10 th st to $\$ 87,000$.
17 TH ST.-Edward J. Horgan sold 241 East 17 th st, a 4 -sty dwelling on lot $17.3 \times 104.61 \mathrm{ft}$. west of the Lying-In Hospital, which occupies
the block front on 2 d av bet 1 th Dr. H. C. Hoefling is the buyer
a 30 TH ST.-Bert G. Faulhaber $\&$ Co. sold for and 147 West
aoth st, old buildings, on plot
50x98.9. The buyer gave other property in part payment
E. H. Hess, sold Realty Holding Co., N. J. \& E. H. Hess, sold 151 to 155 West 30 th st. on plot wil be improved with a 12 -sty
structure. The transaction involves about $\$ 500$,
000 .
$35 \overline{T H}$ ST.-Douglas L. Ellimap \& Co. sold for Herbert Parsons, 112 East 35 th st, a 5 -sty
English basement house, on lot $16.8 \times 9.9$. The English basement house, on $h$ house adjoins the Swedenborgian Church, and will be occupie

37 TH ST.-The Realty Holding Co., N. J. \&
E. H. Hess, sold, through Leopold Weil to Wolff E. H. Hess, sold, through Leopold Weil to Woing
Bros. of Philadelphia, the new 12 -sty building at 5 to 9 West 37 th st, on plot 7ax98. , near oth old buildings at 85 and 87 Cortlandt st, near
West st. also 133 to 137 Front st, a 7 -sty office building occupying the block front be twen Pine and De Peyster store and basement
volved $\$ 1,250,000$. The store macher \& Co., dealers in upholsteries and a rental aggregating $\$ 200,000$.

## The Title Insurance Co., of New York

EDGAR J. LEVEY, President JOHN D. CRIMMINS,
CLINTON R. IAMES,
CYRIL H. BURDET,

Capital and Surplus, $\$ 3,000,000$

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages
135 Broadway, Manhattan, and 203 Montague Street, Brooklyn

THE QUEENSBORO CORPORATION<br>QUEENS BOROUGH REAL ESTATE<br>acreage, plots, lots, houses, factory sites<br>IMPROVED PROPERTY FOR BUILDING PURPOSES<br>F. G. RANDALL, Sales Manager<br>BRIDGE PLAZA NORTH, L. I. CITY<br>366 FIFTH AVENUE

 J. Quinlan, 33 West 3 Sth st, a 4-sty dwelling,
on lot $21.6 \times 99.9$ Elisha B. Springs, of the

ought the property adjoining in the rear at 62 stood that both the Hudson Tunnel and the Sixth Avenue Elevated will have stations at 57 TH ST.-Frank Veiller sold for Eliza beth P. Earle to the firm of Durand-Ruel, 12 East 57 th st, a 4-story dwelling on ing company is a well-known firm of art dealsite from plans by Carrere \& Hastings. MADISON AV.-Charles \& Co., dealers in pleted a 12 -story store and office building on av and 43 j st, bought the adioining property, $20.10 \times 100$, from Thomas F. Rowland. Jr.. and Charles B. Rowland. Possession of the property terations will be made. Ultimately it is the
intention to erect an addition to the present structure, which will also include 327 Madison
av, acquired in June, $190 \overline{0}$. The price paid
is, stated to have been $\$ 200,000$.

## Manhattan-North of 59th Street.

 West 6 6th st. 425 ft. west of Amsterdam av
to Thomas F . Devine. The buyer will build to Thomas F . Devine. The buyer will build a ${ }^{5}$-sty building with clear floors for automo-
bile purposes and will offer the property for bren to to one tenant.
reses and
69TH ST.-Aaron Coleman sold to John Gras sel 107 West 69 th sta a 4 -sty dwelling on lot
20x100.5, located between Columbus av and $20 x 100.5$,
Broadway.
75 TH ST.-Post \& Reese sold 55 East 75th st a 4-sty dwelling
iam S. Gould.

## iam S. Gould. 80TH ST.-A.

## I

 and 435 to a client of S. H. Raphael \& Co., 43 andplot $53.6 \times 100$. The seller purchased this hous at a foreclosure sale last March. The buye is an investor
S5TH ST.-Douglas L. Elliman \& Co. sold New York and Harlem Railroad Co. ${ }^{3}$ and ${ }^{3}$ ing the new residence of James B. Clews, a
the northeast corner of 5 th av and 85 th st The company will improve the site with a 9 -sty apartment house, similar to the one erected by
it at 116 East 5 St th st, l hich was recently com pleted and sold
the architect
94 TH ST.-Miss M. Monahan sold 69 Wes 106 TH ST.-The Church Extension Commit tee of the Presbytery of New York bought from Oscaldings. on Filot $45 \times 100.11$. A church fo 114 TH ST.-Electus G. Backus sold the $\frac{41 / 2 \text {-sty }}{}$ dwelling at 516 West 114 th st for $F$. Stuar 121ST ST.-Porter \& Co. sold for Frederick W Goodnow 159 West 121 st st. a 3 -sty brown stoule
front dwelling on lot $19 \times 100,11$, between Lenox

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121ST
ST.-Porter \& Co. sold for the Wells
Holding
Co. the 3-story dwelling at 518 East Holding Co. the 3 -story
121 st st, on plot $17 \times 80$.
124TH ST. - Mrs. Henrietta L. Brown bought from the Hoyt Realty and Leasing Co. the
Florentine apartment house, a G-sty elevator
structure structure, on plot $75 \times 100$, in the south side of 124 th st. 100 ft east of Broadway. In ex-
change Mr. Brown gave 42 West 72 d st, a 4-sty dwelling, on lot
volved about $\$ 230,000$ Edion. The deal in-
E. Williams \& Co. and John L. Parish were the brokers
in the deal.
125 TH ST. -D . H. Scully $\&$ Co., sold for Ar-
thur Pulas the 4 -sty business building at 29 thur Pulas the 4 -sty business building at 29
West 125 th st, on lot $20 \times 100$. 139TH ST.-E. L. Davis bought from the Wilhouse, a 6 -sty structure, on plot $100 \times 100$ at 508 and 510 West 139 th st. The property has
been held at $\$ 210,000$. W. A. Darling \& Son were the brokers. In part payment the buyer
gave the northwest corner of issa st, a plot $147 \times 108.3$; also the frame dwelling and 10 lots on the west side of Morris
av, 71 ft. south of 184 thh st. extending through
to Walton ay. to Walton av. The entire transaction involved 156 TH ST -
Markeen, ST. - The Karnack Realty Co. sold The Markeen, a
560 to 570 -sty elevator apartment house, at
West $156 t h$ st, to a client of Fixman, Lewis \& Seligsberg. The building is on
plot $125 \times 99.11$, and adjoins the Audubon Park apartments, at the southeast corner of Broad-
way. The structure was completed last year. way. The structure was completed last year.
The property has been held at $\$ 3000000$. In part payment the buyer gave 145 and 147 West
30 th st, old buildings, on plot 50x9s.9, recently reported sold. A 1.-sty building is planned
for the $30 t h$ st plot. Eert G . Faulhaber \& Co. for the 30 th st plot. Eert
were associated as brokers.
LEXINGTON AV-Ennis \& Sinnott bought from John J. Fleming 1225 Lexington av, a east corner of 83 d st. Mcclure \& Dowdney
were the brokers. Were the brokers. LEXINGTON AV.-Montgomery Maze sold to James C. McGuire \& Co. the greater part of
the block front on the east side of Lexington av, between 48 th and 49 th sts, running back to ft on 49th st, with an "L" running through
to 4 th st. The numbers are $\overline{52} 3$ to $\overline{537}$. Lexington av, 136 to 138 East 49th st, and
137 East 48 th st. It is understood that the price paid for the The buyer will erect on the plot a 12 or
16 -sty building when the present leases expire.
LEXINGTON AV. - The Cross \& Brown Co..
and F . 3-sty building, on lot $16.8 \times 70$, 35 ft north of
the proposed station of the new Lexington the proposed station of the new Lexington
av subway at 77 th st. Mrs. Paul R. Reynolds
is is the buyer.
MADISON AV.-Samuel Grodginsky bought
from Owen and Alice McNally 1759 Nadison from Owen and Alice McNally 1759 Madison
av, a
5 -sty
flat and 116 th sts. Duff \& Conger were the brokers. MADISON AV.-D. H. Scully \& Co. sold to
Henry M. Toch, 1899 Madison av, a 3 -sty dwelling adjoining the corner of 123 d st on lot 20 x
100. The buyer now owns a plot $40.11 \times 100$, 100. The buyer now owns a plot 40.11x100,
which will be improved in the near future.

## Bronx.

HOFFMAN ST.-D. A. Trotta sold for Levy
Tenney to
Rocco Paolino a 3 -family dwell S. Tenney to Rocco Paolino a 3 -family dwell-
ing at 2410 Hoffman st, located just north of

SHRADY PL-Thomas J. Totten sold for Albert Nathan 2 dwellings, each on lot ${ }^{25 x} 257$.
on the south side of Shrady pl, 115 ft . ${ }^{\text {West }}$ west SIMPSON ST. -Helene Stein sold the properties at the northwest corner of Simpson and
Home sts. recently leased by Louis Schlechter consist of two 6 -sty apartment he structures
as 1201 to 1205 Simpsose known
ctreet and 927 Home st, occupying a plot Sox 000.3 . 178TH ST.-The Allwin Reaity Co.. Adolph
Humpfner, pres.. sold for John D. Arthur, of Ocean Grove, N. J. the private residence on lot $25 \times 100$, at 161 East 17 Sth st. near Grand
Boulevard and Concourse, and within one block Boulevard and Concourse, and within one block
of the new proposed Jerome av subway, to a 179 TH ST, John A. Steinmetz sold for Wiland Bronx sts, with a two-family house on plot $51 \times 63$. This property has been in the Mitchell
estate for over 30 years.
 Morehead, the 5 -sty apartment, with store, at
the northeast corner of Boston rd and 164 th DALY AV.-William H. Mehlich sold for the Drabo AV.-Wrnst Realty Co. the 5 -sty apartment
house with store at the southeast corner of
ho Daly av and 1800 h st. on plot $100 \times 52$. The
Dame, broker also leased the store in the above PROSPECT AV.-A. Selkir sold 1420 Prospect
aV,
5 -sty av, a for Samuel Kandell. Joseph Rosenzweig SoUTHERN BLVD.-Arnold, Byrne \& Bau-
mann sold for the estate of Leopold Hutter , mann sold for the estate of Leopold Hutter,
Emanuel Arnstein, executor, to Patrick J. Re-
ville. the plot $\$ 7 \times 100 \mathrm{i}$ irregular. at the southeast corner of Southern blyd and 172 d st. The
property will be improved with an apartment
house.
TIEBOUT AV.-The Bryant Park Realty Co.
sold for Rosina K. Goger, 2085 Tiebout av, a

t families on a fioor on plot $45 \times 164$, to Dr. G. W. Rautenberg. WEST LINCOLN AV.-Kurz \& Uren. Inc., sold for a client the northwest corner of Cort- landt st and West Lincoln av, a vacant plot. 36x125, to a firm of builders, who will erect

3D AV-Platt \& Albert sold to the Thomas
Construction Co.. for John Schreyer the plot, Construction Co. for John Schreyer the plot,
soxile, located 7 for ft . south of 170 th th on the east side of 3 d av. The buyers will erect two
$\overline{5}$-sty apartment houses, with stores on the site.

## Brooklyn.

BERGEN ST.-The Bulkley $\&$ Horton Co,
sold 991 Bergen st, bet Franklin and Bedford sold 991 Bergen st, bet Franklin and Bedford
avs, a 2-sty brown stone dwelling, 20x110, to James T. Kelly for occupancy.
CAMBRIDGE PL.-Delack \& Spader sold for 4-sty eight-family building on plot $50 \times 100$, to E. N. Wetzlar. GLENADA
sold the two
PL-sty at 7 to 17 Glenada pl. The property occupies a plot 176x100x irregular and is located near
Fulton st. In part Fuiton st. In part prayment the buyer gave 400 free and clear lots at Egg Harbor, N. J. The tiated by Peter Axelrod. The Brooklyn property was acquired by the seller last August in exchange for the Shenandoah and Chesapeake
apartment houses, occrpying the block front on apartment houses, occepying the block front on the east Side of Audubon av, between 172 d and
173 d sts, Manhattan.
 sey st for Marie Endmann to Miss At Barker KEAP ST.-Arthur T. Weygandt sold for Har riet L. Burcham of Roxbury, Mass. 195 Keap st, a 3 -sty brick dwelling, on lot $19.2 \times 100$. to a client for occupancy.
MACON ST.-Studwell \& Burkhard sold the 3 -sty red brick stone dwelling at 99 Macon st
1ST ST. - Burrill Brothers sold for J. G. Ho-
gan, the
3 -sty brick and stone private
dwelling at 478 1st st, between 7 th and 8 th avs, on lot $20 \times 100$, to a buyer for occupancy. BAY 13TH ST. -Frank A. Seaver sold the
two-family brick house at $863 \overline{5}$ Bay 13 th st, two-family brick house at 8635. Bay 13th st,
for A. Gulliksen to an investor. 52 D ST. Thomas Kilcoyne sold for W. Hoey to Louis Berignecht. a plot $60 \times 100$ on 52 d st,
FRANKLIN AV.-Charles E. Rickerson sold frame dwelling, for Sarah R. Livingston and Trame dwelling, for Sarah R. Livingston and
Maude L. Mellon, to Owen Reilly. WAVERLY AV.-The Interstate Realty Co.
and the O. E. Larson Co., effected an exchange and the O. E. Larson Co., effected an exchange
of several parcels of Denver property, owned by Mris. Susan Hunt, for the Waveriy apartBerry. The amount involved was $\$ 92$, 000 Morris 117 TH AV.-Thomas Kileoyne sold for B. Hel-
lertz 5809 . 17 th av, a 14 -room house, on slot
$40 \times 100$. EAST MIDWOOD.-Wood, Harmon \& Co. sold 2 lots on Bedford av. near Av I, to S. Emma
Smith ; ${ }_{2}$ lots on Bedford av, near Av I, to Alfred L. Wolfe, Jr., and 11/2 iots on Delamere Alfred L. Wolfe, JT., and $11 / 2$ lots on Delamere
Fi, near Av K, to Carter B. Oliver. GRAND AV.-Studwell \& Burkhard sold the Grimes to Jerome Hantilla for investment. KENSINGTON PARK.-Wood, Harmon
\& Cold 2 lots on East 46 .h st, near 18th av, to Chas. A. Carpenter.
MARCY AV.-Studwell \& Burkhard sold the 2-sty one-family frame dwelling at 632 Marcy MIDWOOD MANOR. - Wood, Harmon \& Co. s. A. Hawkins 9th st, to J. W. Brown and R. Duckhardt.
MIDWOOD MANOR. WEST.-Wood, Harmon $\&$ Co. sold $11 / 2$ lots on Bay Parkway, near East
3 d st, to Thomas Omdal. 3 d st, to Thomas Omdal.
RUGBY--Wood, Harmon \& Co. sold 1 lot on Albany av, near Church av; to Samuel $F$. to Louis W. Pitzer, 2 lots at the northwest corner of Linden and Schenectady av, to Shivly Ryder; 2 lots at the southwest corner of
Snyder and Schenectady avs, to David Snyder and Schenectady avs, to David
Brightwell ; 2 lots at the southeast corner of Linden av and East 38th st, to Alex R. Crouse ; fred L. Wolfe and 2 lots on East 4 oth st, near Church av, to Franz J. Spengler.
ST. MARKS AV.-S. Albert, of Platt \& Albert, sold to the Worth Patterson Construction Co., Harry Malkin, pres., the plot. S9×127,
located on the northeast side of St. Marks av, Cocated on the northeast side of St. Marks av,
183 ft. east of Hopkinson av, Brooklyn. The buyer will erect 3 high class, 4 -sty apartment
houses, to be completed by the autumn renting houses, to be completed by the autumn renting
season of 1912. season of 1912 .

## Queens.

JAMAICA. L. I.-The Stanley Agency sold for Frank P. Ferguson a plot $40 \times 100$, with dwelling on the south side of Norwich av. to MauBAYSIDE, I
BAYSIDE, L. I.-The McKnight Realty Co.
sold at Bayside-Flushing to Peter Connolly 40 it. in Lawrence boulevard between Wright and Fairview av; also to Samuel Guilfoy 40 ft . in
Highland av, between Palace boulevard and the Highland av, between Palace boulevard and the
Long Island Railroad: also to John Dayton, Inc.. 40 ft . in Elmwood av, between Palace and
Lawrence boulevards; also at Great Neck Estates to W. R. Grace, plaza lots; also to Mrs.
Louise Diton the corner of Cedar drive and Bay Louise Diton the corner of Cedar drive and Bay

## Richmond

GREAT KILLS:- -H. T. Metcalfe \& Son sold to S. D. Kutzer at Great Kills half an acre on
the north side of the Staten Island Railway, also 9 acres on the west side of Nelson av. for
David Bennett King, trustee for the creditors

## Suburban.

THORNEWOOD, L. I. - The McKnight Realty heim 80 ft . in Maple st. between Hillside av and Middle hardt, ${ }^{40}{ }^{\text {and }}$ no Middle Nek rd, at. between Hillside av Middle Neck rd : also to Clementine av and 50 ft in Elm st between Hillside av and Middle Neck rd; also to Catherina Schrader 65 ft Maple st; also to Alfred J. Bassett 80 ft in Willow pi.
OAKLAND, CAL.-Lewis
through his San Francisco eral large parcels of land in the Vernon Park tract at Oakland, Cal. for John G. McCullough. prove it with dwellings. The transaction. in volves a cash consideration of about $\$ 125,000$. GREENS FARMS, CONN. - Gen. Stewart L, Woodford bought a tract of 76 acres, including
an old houise of Revolutionary days, at Greens an old house of Revolutionary days, at Greens
Farms, Conn., from Edward C. Birge throush John Crawford. The property will be immproved by the new owner and occupied by him
as a residence. The seller is the fifth generation of the Birce family to own the land. Frederick C. Tanner, a nephew of General Woodtract of 58 acres adjoining 50 acres of which was sold by the estate of Charles Mills and the remaining 8 acres by Henry Mills.
LAKEWOOD, N. J.-Michael Samuel of the Standard Acreage Co. sold to a Long Island syndicate a tract of 65 acres at Lakewood, River av and Cross st. The new owners will develop this land in connection with the adjoining land for a residential park.
PORT MURRAY, N. J.-Barton \& Shive sold for Mrs. Elizabeth Post to the Misses Yeila V. and Florence L. Jones. of Manhattan, the WilMurray.
LONG BEACH, L. I.-Frederick P. Jones sold for Joseph Thompson of Atlantic City a plot through tronting the Boardwalk and running to the Investors' Long Island Long Beach Hotel, 20 lots at Freeport, L. I., were taken. in payment.
GLEN HEAD, L. I.-Burton Thompson sold Glen Head, near the Glenwood Country Club grounds. The property was bought by C. H.
Luyster and John L. Bogart, Jr., from Judge Luyster and John
BAYONNE, K. J.-The Commercial Trust Co. Ammon, sold to Pearl C. Bergoff 296 lots at Bayonne. The property consists of nearly all the land contained in the four blocks on the West side of the Boulevard between 53d and 57th
sts, together with some adjoining parcels. The sts, together with some adjoining,
price paid is reported at $\$ 85,000$.
VALLEY STREAM, L. I.-The Windsor Land Barnet Cohen, a plot $40 \times 100$, on Beverley Park way ; to John Akobsen a plot $40 \times 100$ on Grove av, to Emil Weiner a plot 40x100 on Cottage $10 \times 100$ at Booth st and Oceanside ay Fay a plot ville Centre, to H. N. Fick a plot, 60x100 at
Harvey av and Bedell st; to Lawrence Ahearn a plot 40x100 on Oak st, and to P. J. Butler a plot $80 \times 125$ on Edmund st.
SUMMIT, N. J.-The Hotchkiss-Job Realty Co. Fold the proverty formerly owned by George acres, for about $\$ 22,000$; the M. C. Ort farm
at Mountain and Division avs, Summit and the Ephraim Kramm property in River rd. Chath am; also 2 plots in Springfield av, West SumVa., to J. R. Silliman. Dunlap, of Marion, GREENWICH, CONN.-Walter M. Bannett about 4 acres on Old Church rd, Greenwich. The buyer will erect a dwelling for his own
occupancy. Thomas N. Cooke negotiated the occup
sale.
PIPING ROCK, L. I.-Herbert L. Pratt. vice president of the Standard Oil Co. bought
through W. Burling Cocks and Samuel Willets a tract of land in the Piping Rock section of
Long Island comprising about 150 acres. The Long Island comprising about 150 acres. The
property includes the William $H$. Hegeman est. property includes the Wiliam H. Hegeman est.
and the farms of James Casey. Mary K. Unerect a residence and improve the place generally.
2 SumMIT, N. J.-E. Sharum sold to a client a $131 / 2$-acre farm in Atlantic City. N. J. Lots at Eastport, L . I., were given as part pay-
ment for both parcels. STAMFORD, CONN.-Pease \& Elliman sold Shippan Point, to Irving E. Raymond, of A. A. Vantine \& Co. The property is situated at the southern extremity of the point and conuing
about 3 acres, improved with a modern conabout 3 acres, improved with a modern concrete dwelling and a garage and occupying a
frontage of several hundred ft. on the Sonud. WHITE PLAINS, N. Y.-The Bryant Park Realty Co. sold for Charles Blowitt, 170
and 172 Quinby av, a vacant plot, $75 \times 100$.

## RECENT BUYERS

HENRY $W$. HAyDEN is
dwelling at 34 East 76 th st
st buyer of the SALLIE JULIAN is the buyer of the Van Horne apartment house, at the southwest cor-
ner of West End av and 106th st. Isaac and
Hen Henry Mayer took in part payment 69 West th
ARTHUR P. BROWNING, president of the
Norwich and New York Propeller Co., is the buyer of 205 Front st, reported sold recently through the Charles F. Noyes Co. and Joseph P. Day. Negotiati

## LEASES-MANHATTAN

THE DUROSS CO.
and 50 Whest 21 st st,
for Philip Rhinclo
West 18 th s
in 145 and 147 West 25 th st st for the Waiton FREDERICK FOX \& CO. leased the 5 th loft Manufacturing Co. ; also the 7 th loft in 141 to 145 West 36 th st to Paschkes \& Ruby, and
the 4th loft in 11 West 17 th st to Harry L.

## Dangle

M. \& L. HESS leased the 4th loft in 25 West 15th st to Schneider \& Katz; also part of th
10th loft in 45 and 47 East 20th st to Morri Gerstenfeld \& Co.; also the 3 d loft in 3 and 5
Washington pl to Prashker Brothers: also the Washington pl to, Prashker Brothers; also the store in 128 West 26th st to Heller \& New-
berger: also the store in 110 and $1122_{\text {Greene }}$ st to H. Miller \& Co.; also the 7 th loft in the 5th loft in 18 and 22 West 20th st to
Hochstim \& Bossak.
LOUIS C. SCHLIEP leased a loft in 430 to
438 East 102 d st to the Railways Engineering and Manufacturing Co. Ranway Engineering JOHN FITZGERALD and Eugene Kiernan sold to Michael Preiffer the lease and good
will of the Hotel Shine of 6th av and 36th st. The lease has been sold several times before this year. The lease
runs for 12 years from May run for 12 years from May, 1912, at a rental
of $\$ 10,000$ net. The price was said to be of
$\$ 74,000$
EDGAR A. MANNING leased the north hal of the 11 th floor in 62 and 61 West 45th st to THE JOHN P. PEEL CO. leased the 4th loft
in 39 West Sth st to the Wander Press. DE SELDING BROS: leased for Thomas Newbold to the Sherwood. Co. for 5 years the 5 -sty
building at 144 Fulton st, between Broadway building at 144 Fulton st, between Broadway
and Nassau st.
The property was by Mr. Newbold throuph the same brokers in
November for about $\$ 200,000$. THE FULTON TRUST CO. OF NEW YORK ing, now used by that company as its renti office, for a term of 10 years. The rental is
understood to be about $\$ 20.000$ per annum, and understood to be about $\$ 20,000$ per annum, and
covers a space of about 40,000 sq. ft. The Fulton Trust Co. is now in the Mutual Life Insur-
ance Co . L. TANENBAUM. STRAUSS
for a long term of years for $M$ \&rs CO. leased Hegeman to Morimura, Aria \& Co. the new 10
sty fireproof building which is to be erecte sty fireproof building which is to be erected at
10 Madison ay. raw silks.
S. TUCKERR, SPEYER \& CO. leased for Burton Co. the th floor east in the Castles Machine at 39 and 41 West 38th st for 5 years.
SENIOR \& STOUT, INC. leased for the Value SENIOR \& STOUT, INC., leased for the Value
Realty Co. the 2-sty building at $\overline{51}$ East 99th Realty Co. the 2 -sty building at 51 East 99 th also a loft in 132 West 52 d st. for Peter Barry GEORGE NEWMAN leased the 8th loft in 19 and 21 West 36th st to the Paris Model Co.
and the 1st loft in 11 West 30 th st 0 Krame \& Cohen.
MOOYER \& MARSTON leased for the Plumb Tenent; also the entire building 226 West 46 th st to Enrico Fiore for a term of years; also William st to Houghton \& Trust Co. one-half brokers, and additional space on the 7 th floor
of the building at 63 and of the building at 63 and 65 Beaver st to the
Marine Department of the Aetna Insurance Co. ROYAL SCOTT GULDEN leased the store in ROYAL SCOTT GULDEN leased the store in
51 West 45 th st to Siegmund Goldschmidt of
Franicfort Git Franikfort, Germany, a linen dealer, also to to
Chauguris Bros., florists, the store in 106 West 57th st.
SPEAR \& CO. leased for Jacob Corday the 2 d loft in 70 and 72 Wooster st to Puterman
Bros.; for B. Crystal \& Son the store and basement in 141 to 145 West 17 th st to Herman Paradeis; for Elise S. Chalmers 2 lofts Eimas for Stephen Cavinato a loft in 21 Eas Sth st to Henigson \& Nelson; for the Golden
berg state a loft in 108 Green st to T. Zindler for the Marks estate a lot in in 26 West
louston st to the Novelty Feather Co. sq. ft. in 1765 and 1767 Mercer st to John A.
Kraemer Co. and Chas. E. Bentley Co. CORN \& CO leased the 11th floor in 1375 th
av to Henry Naruch. WILLTAM H. WHITI
WILLIAM H . WHITING \& Co. leased the
top floor in 12 and 14 Spruce st to Harry C. Healy ; also the 7 th floor in 71 and 73 Murray st to oliver Brothers' Purchasing Co and the
1st loft in 57 Beekman st to William H. Critchley. JOHN H. DYE CO. rented 35 Perry st to the Industrial Christian Alliance for institu-
tional purposes. PEASE \& ELLIMAN leased 131 East 71 st st, a 5 -sty American basement dwelling. for Miss
Elsie De Wolf to R. Johnson. THE GUARANTOR REALTY CORPORATION leased to Bossak, furrier, a loft in 130 West
26 th st; also to sigmund Rubin, furrier, a loft WILLIAM J. ROOME \& CO. leased the store and basement in 46 West 26 th st to the Henry
M. Robinson Co., wholesale florists of Boston, Mass.
THE GEORGE BACKER CONSTRUCTION 64 . West 45 the store and basement in 62 and 64 West sth st, to Hathaway \& Co.; also an
upper floor to Trowbridge \& Ackerman, archi-

AUGUST BELMONT \& CO. leased quarters in the Wall Street Exchange Euilding, at 43 to
47 Exchange pl, for a term of years. The deal 47 Exchange pl, for a term of years. The deal
involves about 6,000 sq. ft . of space. The les-

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sees were tenants in the building at the southwest corner of Cedar and Nassau sts, in and THE CLIFTON IRON \& STEEL CO., one of the largest producers of pig iron in the country
with headquarters in Pittsburgh, has taken a with headquarters in Pittsburgh, has in the 12 sty building at 350 and 352 Broadway at the
northeast corner of Leonard st. The concern now has its New York offices at 24 Broad
L. J. Phillips \& Co., were the brokers.
DOUGLAS L. ELLIMAN \& CO. rented the $2 d$ loft in 431 th ay to Josergheth st, to the Coroloftion Waist and Dress Co.
THE ERNESTUS GULICK CO. leased in 2 Clarke Sales Co. THE CHARLES
F. NOYES CO. leased offices Companies Building Corporation to $H$. L . Cheyney, J. Gardner Stevenson, Nank of these lessees are prominent attorneys. The same
broker has also leased space in the Frankel Building to Bernard Novek and to Samodovitz \& Zimmerman and a suite of 4 offices in
THE CROSS \& BROWN CO. leased for John R. McMurray the oth loft in the building at nan for a long term of years.
McCARTHY \& FELLOWS leased the entire 2 d floor in 176 Madison av to the Murray Hill J. SARGEANT CRAM leased the property at E 3sth st and the Haven est leased 5 East 38 th st, and 6 East 39 th st, for 21 years, for im-
provement with a tall building. The lessee, it provement with a tall building. property, which fronts 62.6 ft . on 38 th st, and
37.6 ft . on 39 th st. About $\$ 750,000$ will be spent on the structure. The Douglas Robin THE FRY REALTY CO. leased the westerly store 10 years to Fuller \& Co., manufacturers o wall paper, now located at 5 East 42 d st. THE PHOENIX ASSURANCE CO.. Ltd. leased from the Woodbridge So. 10 of space in the ground floor of 45 Cedar st, now of space in the ground floor of 45 Cedar st, now space in the upper portion of the building and storage vaults in the basement for records. The lease, which was negotiated by the Charles
Noyes Co., is for a long term of years at Noyes Co., is for a long term of years
reported aggregate rental of $\$ 400,000$.
LEON S. ALTMAYER, leased for a client to Thomas Murphy for a term of
and basement in 1056 Park av.
DENZER BROS., leased for a long term of years for the estate of Max Mendel, the store, sq. ft . in 104 and 106 Bleecker st, to Lazar Jacobsohn; also for Golde \& Cohen to the s. 71 Wooster st, through to 383 and 385 West Broadway ; also for the A. \& S. Constn. Co.̈
to A. Blumberg \& Bro., the Sth loft in 142 and 144 West 26 th st; also for John W. T. Grand st; also for Kalman Haas to Radlich \& Miller the store in 336 Canal st a loft in 69 West Houston st; also for Joseph Goldberg to
the Amercan Button Works the 1st loft in 143 the Amercan Button Works the 1st loft in 143 greene st and
loft in 151 Spring st.
THE DUROSS CO. leased the store in 103 THE DUROSS CO. J. Purcell for a term of years; also for $W \mathrm{~m}$. F. Donnelly the 6 th loft
in 39 West Sth st to the David Stone SilverPEASE \& ELLIMAN leased for Eugene Lauitani to Mrs. Alexander Van R. Bornewall PEASE \& ELLIMAN leased for D. B. Halsey James McCullen.
WILLIAM A. WHITE \& SONS, were the brokers in the lease of the new S -sty mercantile building on plot, $101 \times 100$ at the southeast St. Johns Park Realty Co., Jas. H. Kruik-
hank and Wm. D. Kilpatrick, to A. Klipstein \& Co., wholesale chemists. The lease was recorded this week.
S. OSGOOD PELL \& CO.. leased for the Manhattan Center Co., to Miss M. A. Lewis, interior decorator, the west
in 20 and 22 East 46 th st.

## LEASES-BROOKLYN.



REAL ESTATE NOTES
LEONARD J. MUHLFELDER has moved his

## Broadway.

AARON COLEMAN has moved his real estace
office from 20 Vesey st to 360 th av, south west

EVERETT M. SEIXAS \&-CO. have arranged EVERETT M. SEIXAS \&-CO. have arranged
o give up their office on Washington Heights and from January 13, will occupy their new
offices in the Columbia Bank building at 507 oth av, for which building they are agents.
JOHN H. APPLEGATE \& CO. are the lessees
DUFF \& CONGER have been appointed agents southwest corner of Madison av and 94th st. CHARLES A. LUTZ, formerly in business for himself, is now connected with the office THE TITLE GUARANTEE \& TRUST CO. a the annual meeting of the stockholders on Tuesday re-elected trustees for three years as
follows: Robert W. deForest, Martin Joost James D. Lynch, James H. Manning, William H. Nichols, Robert Olyphant, Charles A. Pea-
body, William H. Porter and Ellis D. Williams the following officers were unanimously re ley, vice-pres. ; Edward C. Stanley. 2d vice pres. and manager of the Danking department Clinton D. Burdick, 3d vice-pres. ; J. Wray ager of the Brooklyn banking department: John treasurers; Nelson E. Simon, Horace Arder-
son, David Blank and Clarence C. Harmstad assi Dan Blank
WILLIAM H. ARNOLD, real estate broker has moved his office from 8752 23d av, Ben-
sonhurst, to 150 Bay 19th st, opposite Bath sonhurst, to Beach station. JOHN R. DAVIDSON was the broker in the the northeast corver of 144 th st and Broadway, recently reported.
SIMON LEDERER has been appointed agent of the Fitzgerald building, at the corner of
TAYLOR BROTHERS were associated as brokers in the lease recently reported as made at the southwest corner of 112th st and Broadway.
THE TITLE GUARANTEE \& TRUST CO. has made a building loan of $\$ 300,000$ to the Allendale Building Co. on the property at 138 to 144 to be erected. THE CHARLES $F$. NOYES CO.. has been appointed agent of the Market and Fulton National Bapk Building, a 12 -sty office structure occupying an entire blo
DOUGLAS L. ELLIMAN \& CO. were the brokers in the sale of 861 and 863 Lexington av,
for D. B. Freedman to Dr. L. Parodi. Title passed this week. AT THE ANNUL MEETING of the United States Title Guarantee Co., George A. Fleury elected to the board: Albro J. Newton, Her-
manus B. Hubbard, Walter V. Cranford and Paul C. Cloyd and Charles E. Covert were elected vice-presidents. George W. Cummings, Jr., was re-elected assistant secretary ; Charles Debevoise were elected assistant secretaries. GEORGE PRICE has opened a branch office
at 150 Nassau st, for greater convenience in onducting Manhattan sales.
THE TITLE INSURANCE CO. of N. Y.
oaned to the Saranac Construction Co. $\$ 160,000$ for 3 to the 5 per cent on the 6 -sty. elevator apartment house on the south side of 147 th st,
FREDERICK A. BOOTH has moved his of fice to the Hartford building at 41 Union Siq. UHLFELDER \& WEINBERG have moved rom 102 Nassau st to 5 Beekman st
LOUIS KRAMER of Goldberg \& Kramer, announces that the proposed sale by the Flemish 21 East 22 d st, to the late Alexander J. Mayer, in exchange for the 2 block fronts in the east
side of Broadway from 133d to 135th st, had failed of consummation because of Mr. Mayer's THE ALLIED R. E. INTERESTS have elected the following offices and directors for the com-
ing year: Allan Robinson, pres., Edgar J. Levy, Henry W. Sprague and Marcus T. Hun. vicepres.; Randolph Hurry, treas., and G. Richard
Davis, secy.; the directors are: Albert B. Ashforth, Edmund L. Baylies, Nicholas Biddle Edward B. Boynton, Gerald R. Brown, Hos. L-
Buttenwieser, Wm. B. Cardozo, Wm. H. Chese
brough, Chas. A. Cone, Warren Cruikshank, brough, Chas. A. Cone, Warren Cruikshank
G. Richard Davis, Joseph P. Day, Wm. C Demorest, Edward I. Devlin, Stanley W. Dex-
ter. Robert E. Dowling. Lawrence B. Eiliman Robert Goelet, Randolph Hurry, Geo. F. John fred E. Marling, Lewis H. Pounds, Allan Robin-
son, Noah C. Rogers, B. Aymar Sands, Wm Shields, Robert E. Simon, Walter Stabler. BROOKLYN will soon have a new depart-
ment store at the corner of Fulton st and Elm place. The plot to be improved comprises place. stores of Barrett. Nephews \& Co., Wallace \& Co., the Royal Cloak and Suit Co.. the Star
Shoe Co., and the Koch Co., at 474 to 482 Fulton st. The Koch Co of which Samuel
Bloom is president. will erect the new strucBloom is president, will erect the new struc-
ture, which is to be 6 -stys high and to cost

## Taxpayers' Dinner

The East Tremont Taxpayers' Associa tion will hold their annual banquet at the Bronx Park Boat House, 1 ded stree and Boston Road, Bronx, on the 6th day of February, 1912, at S p. m. Tickets will be $\$ 2.00$ a 66 Decatur avenue. Charles Forbach, 3086 Decatur avenue; Charles A. Schrag, 2135 Southern Boulevard; Henry Mahnken, corner 181st street and Mohegan avenue; Jacob A. Hess, President.

## SOUTH SHORE TRACTION.

The Company In Danger of Losing Its Franchise - Others Ready to Use It. The South Shore Traction Company, which has a franchise for operating railroad over the Queensboro Bridge, and
is in the hands of receivers, has defaulted is in the hands of receivers, has defaulted report of Chief Engineer' Nichols of the report of Chier Engineer Nichols of the Mr. Nichols agrees that the interests of the people of Queens would now appear to require the annulment of the grant, so as to leave the field open to other appli cants; and he has therefore recommended that a resolution forfeiting the franchis and providing that the rairway construct ed shall become the property of the city under the provisions of the contract, be adopted.
In a report presented November 29, 1911, Mr. Nichols advised the Board that the "Third Avenue Bridge Company, a sub sidiary and the har Ave company, andion of a street surface railway from Third avenue, Borough of Man hattan through Fast 59th street and Eas 60th street, to and over the Queensbor Bridge and upon the Queens plaza, unde a contract dated December 31, 1909, was ready, in the event of the forfeiture of the South Shore Traction Company's contract, to temporarily operate the local bridge service, the only operation conducted by the South Shore Traction Com pany, and upon the same terms and conditions which now govern such operation, and operate the same during the pleasur of the Board. In order that the people may not suffer any curtailment of the service now enjoyed Mr. Nichols ha recommended that this offer be accepted The matter is now in the hands of th Franch
The South Shore Company is one of the Robin promotions. It owes the city $\$ 23$,000 for the use of the tracks over the Queensboro Bridge and has done nothing for which it street railway in Queen time. It was stated on behalf of the company that arrangements were in progres for the transfer of the property and franchise to a company which proposes to raise $\$ 1,000,000$ to construct and operate it.

## Annual Entertainment.

Final arrangements are being completed for the annual entertainment and reception of the United Real Estate Owners' Associations, which is composed of the following named associations: The House and Real Estate Owners' Association, 12 th and 1 t9h Wards; Taxpayers Association, 10th, 11th and 17 th Wards Harlem Property Owners' Association Real Estate Owners' Protective Association, 12 th and 22 nd Wards; Taxpayers Association, 18th and 21st Wards; Great Sr New Bronx Tin Association The affair will payers Association. January 31st, at Terrace Garden and wil be in charge of a special committee wil arrangements headed by Charles of Schnelle, chairman and assisted by the following: Charles W. Eidt. Harry Bierfolfowing: Charles W. Eidt, Harry BierHenry Bloch. A vaudeville entertainment is being arranged. Invitations have been extended to City and State officials. In connection with this affair will be pub lished the annual year book containing articles on "Taxation," by Walter Linden; "The Taxpayers' Convention," by Michael J. Horan; "The Benefits of Real Estate Organizations," by Henry Bloch, and "The Work of the, Association in the Legislature of 1911," by Charles H Schnelle.

## Legislative Notes.

Mr . Yule has introduced in the Assembly a bill authorizing the submission of the question of erecting the County of the Bronx to the people of that borough in prevent the fraudulent transactions in profit-sharing savings bonds, issued by real estate corporations principally in New York City, Senator Griffin, of New York, to-day introduced bills providing of the bills provides that corporations or persons engaged in the corporations or persons engaged in the dealing in profitby real estate or nonds, whether secure der the supervision of the Superinten un of Banks. The other makes it a felony to issue or offer for sale such bonds pur porting to be secured by real estate of a greater amount than 80 per cent. of the owner's equity in the real estate.

## AUCTION SALES OF THE WEEK.

## MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or ad19,1912, at the New week Re Real Estate
Salesroom, 14 and 16 Vesey st, and the Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 31563 av, Except where otherwise stated, the propertie ment of legal sales to next week are noted under Advertised Legal Sales. *Indicates that the property de
scribed was bid in for the plaintiff's

## JOSEPH P. DAY

${ }^{\text {a }} \mathbf{1 8 T H}$ st, $120-2 \mathrm{~W}$, SS, $230 \underset{\text { W }}{6}$ av, $49 \times 92$ 6 -sty bk loft bldg \& strs; due, $\$ 98,985.87$
T\&e, $\$ 5.000 ;$ Withdrawn.
${ }^{n 22}$ 2 st, 261 W , see $23 \mathrm{~d}, 250-2 \mathrm{~W}$.
a22D st, 265 w , see $23 \mathrm{~d}, 250-2 \mathrm{~W}$,
 197.6 to 22 d (No 265 ), xe18.9xn-xe18.9xsw50 to beg, 1 -sty bk \& fr bldgs \& vacant due,
${ }^{\text {a72D }}$ st, 26 E , see Mad av, sec 72
${ }^{\text {n S2D }}$ st, $116 \mathrm{E}, \mathrm{SS}, 196.6$ e Park av, 14.3 x C Alfred Capen. (Corrects error in last
issue when st was $72 \mathrm{~d}, 116 \mathrm{E}$.)

12,250 a95TH st, 307-19 E, ns, 137.6 e 2 av, 187.6 x100.8, 5 , $6-\mathrm{sty}$ bl tnts strs in $307-13$; due \$4,381.17, T\&cc, $\$ 4,000 ;$ sub to mtgs aggre| gating $\$ 153,000$; Harry Appelbaum, party |
| :--- |
| in interst. |
| 53,050 |

${ }^{\text {a97TH }}$ st, 108 E, (*) ss, 150 e Park av
 ${ }^{\text {a }} 159 \mathrm{TH}$ st, 422 E , ( ${ }^{*}$ ) Ss, 175 w Elton av $\$ 96.83$ sub to pr mtg of $\$ 26,000$; Long
Island \& Westchester Holding Co.
28,500 st, E, nwe Hoe av, see Hoe av, 172.

Castle Hill av, sec Westchester av, see
 $24.8 \times 87.6,{ }^{2-s t y}$ fr dwg, due. $\$ 5,628.03$,
T\&c, $\$ 120$; Universal Savings Bank. 5,000 ${ }^{\text {a Hoe }}$ av, (*) nwe 172d, 937, $25 \times 100$; due, $\$ 6,480.98 ;$ T\&c, $\$-\quad$ sub to $\mathrm{pr} \mathrm{mtg}{ }_{6,50}^{\$ 6}$, a Madison av, sec 72d (No 26), runs s102.2 xe $58.3 \times n 22.2 \times w 18.3 \times n 80 \times w 40$ to beg, 5 -sty
stn dwg; due, $\$ 155,376.40$; T\&c, $\$ 14,611.27$ Adj to Feb 1 .
${ }^{\text {ast Nicholas av, }} \mathbf{7 0 8}$, (*) es, 124.11 n 145 th

${ }^{\mathrm{a}}$ Westchester av, sec Castle Hill av, 51.9 arestchester av, sec Castle Hill av, 51.9
x161.10x18.5x157.6, Unionport; due, $\$ 2$,
$277.84 ;$ T\& $\$ 297.3$; withdrawn....... BRYAN L. KENNELLY
${ }^{\text {a Kingsbridge ter, nws, abt }} 110$ n Heath av, see Heath av, es, 795.3 s Kingsbridg ra.
a Madison st, 390,
$24.10 \times 95.8 \times 25 \times 95,8,100$ e Jackson $24.10 \times 95.8 \times 25 \times 95.8,6$-sty tk tnt \& strs;
due, $\$ 9,235.26 ; \mathrm{T} \& \mathrm{c}, \$ 1,510 ;$ sub to pr mtg
of $\$ 22.000$; Adam Muller. ${ }^{a} 67 \mathrm{TH}$ st, 101
 strs \& three 4-sty \& b stn dwgs; also
BROADWAY, 1991, ws, $84.9 \mathrm{~s} 68 \mathrm{th}, 28.1 \mathrm{x}$ 130. $2 \times 25 \times 117.4$, , 1 sty fr bldg. (Sale of $1-2$ aBronxdale av, nes, at es Muliner av, se
Muliner av, es, at nes Bronxdale av. a Bryant av, S01, (*) ws, 100 n Lafayette
av, $25 \times 95, \quad$-sty bk dwg; due, $\$ 6,946.20$; av, $25 \times 95$, 2 -sty bk dwg; due, $\$ 6,946.20 ;$ av, $25 \times 100$, 2-sty bk dwg; due, $\$ 6,975.91$ T\&ic, $\$ 275$; Hahnemann Hospital of the a Heath av, (*) es, 795.3 s Kingsbridge rd,
50 x 86.10 to Kingssbridge ter, $\times 70.6 \times 136.6$, vacant; due, $\$ 4,393.58$; T\&c, $\$ 68.89$; Emma a Muliner av, es, at nes Bronxdale av, 55.5 x129.7x50x138, vacant; voluntary; $W \mathrm{Wm}_{3,300} \mathrm{P}$
O'Connor. ${ }^{\text {a }} 3 \mathrm{DD}$ av, $\mathbf{2 5 5 6 - 6 0}$, es, 54.6 s 139th, 54.6 x 125.6x50x103.8, two 1-sty bk strs; volun-
tary; Hy G Autenrieth. JAMES L. WELLS
 $100 \times 130$. 3-sty fr dwg; due, $\$ 5,278.25$; T\&c,
$\$ 24 ;$ sub to a first mtg of $\$ 10,000$; Jas $B$
Powers. HERBERT A. SHERMAN.
a114TH st, 33 W, ( ${ }^{\text {a }}$ ) ns, 455 w 5 av, 19.11 x100.11, 5 -sty bk tht: due, $\$ 19,139.25 ;$ T\&c,
$\$ 1,207.39$; Eleonora E Hurlimann. 18,000

## JACOB H. MAYERS.

${ }^{\mathrm{a} 72 \mathrm{D}}$ st, 246 E, (*) ss, 133.4 w 2 av, 16.8 x $102.2,3$-sty \& b stn dwg; due, $\$ 12,931.36$
T\&c, $\$ 1,010.33$; Windsor Trust Co et al as
trstes. ${ }^{\text {a }} 109 \mathrm{TH}$ st, 62 E. (*) Ss, 221 w Park av, $17 \times 100.11$, 4-sty stn tnt; due, $\$ 3,359.22$; T\& Goldberg et al

Total ........................ $\$ 386,45$
Corresponding week, $1911 \ldots \$ 93,69$
Jan. 1st, 1912, to date. $\$ \$ 2,057,961$

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Trustes of
Estates Trustees of Estates will find our oftices thor-
oughly equipped with the most up to date sys tems to handle property in a businesslike man-
ner. The amount we can save you by our economical and careful management would be much greater than our commission. Also, do
not forget that we are selling houses and are missing opportunities if your property is
not on our lists. Drop us a postal and our BULKLEY \& HORTON CO., Brooklyn,N. Y.

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terests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.

## VOLUNTARY AUCTION SALES

OSEPH P. DAY
JAN. 2
$6-8, ~ n s, ~$
Broome st, 476-8, ns, 50 e Wooster, runs e50xs100 to beg, 6-sty \& b bk \& stn oft bldg.
Catharine st, 65, es, 39.1 S Monroe, 14 x .
$.8 \times 13.10 \times 79.9,3-$ sty \& b bk dwg, with str. Wooster st, 62, see Broome, 476-8. 25TH st, 114-6 E, SS, 183.4 w Lex av $1.3 \times 98.9$, two 4 -sty \& b bk \& stn dwgs.
$\mathbf{3 6 T H}$ st, 15 w, ns, 274 w 5 av, $24 \times 98.9$, sty \& b bk dwg
127TH st, 309-11 WV, ns, 91.3 e St Nich Amsterdam av. 2009, es, 49.11 s 160 th, $50 \times 11$
cant.

Lexington av, 47 , es, $59.6 \mathrm{n} 24 \mathrm{th}, 19.9 \mathrm{x}$ St Nicholas av, ws, abt 50 s 160th, see Ams av, es, 49.11 s 160 .

AUCTION SALES OF THE WEEK. BROOKLYN
The following are the sales that have
taken place during the week ending Jan 17, 1912. Indicates that the property described was bid in for plaintiff's account. WM. H. SMITH.
Cook st, ss, 300 e Morrell, $25 \times 100$; Ricka Bender.
Crescent st (*), ws, 20 n Blake av, ${ }^{6,800} 20 \mathrm{x}$ $100 ;$ Max H Gruhn. 40 n Blake av, 200 100 . Max $H$ Gruhn. Crescent st (*), ws, 60 n Blake av, 20 x
100 . Max H Gruhn. Crescent st (*), ws, 80 n Blake av, 20 x
100 . Max H Gruhn. Crescent st (*) ws, 100 n Blake av, $3,500 \mathrm{x}$ Crescent st (*) ws, 120 n Blake av, 20 x
3,500
Otto A Gruhn, Jr. Crescent st ( $*$ ) ws, 140 n Blake av, 20 x
0,500
Otto A Gruhn, Jr. Crescent st (*), ws, 160 n Blake av, 20 x
Jno Gruhn. Crescent st ( ${ }^{*}$ ), ws, 180 n Blake av, 20 x Crescent st (*), ws, 200 n Blake av, 20 x Crescent st, (*) ws, 220 n Blake av, ${ }_{5}^{20 \mathrm{x}}$ Crescent st (*), ws, 240 n Blake av, 20 x Crescent st (*), ws, 260 n Blake av, 200 x Crescents Gruhn. $\quad 3,500$ Dean st, ss, 240 e Ralph av, $20 \times 107.2 ;$ Macon st, ns, 82 e Stuyvesant av, ${ }_{4,725}^{18 x}$ Meserole st, ss, 183 w Lorimer, $21 \times 100$; Bay 11 TH st, es, 321.5 S Cropsey av, 5 59.6 to Bennetts la, $\mathrm{x} 50.5 \times 63.3$; with-

W 15TH st, swe Neptune av, $90 \times 237.7$ to
16th; Otto Huber Brewery.
22,000 $\mathbf{5 7 T H}$ st (*) ins, $140 \mathrm{w} 21 \mathrm{av}, 13.4 \times 99.5:$
argt J Franklin.
58TH st ( ${ }^{(\%)}$, ns, 200 e 12 av, $40 \times 100.2$ 73D st, $(*)$, sec Narrows av, $220 \times 100$
S4TH st ( ${ }^{*}$ ) ss, 620 w Fort Hamilton av uns s100xw 70.5 to 5 av, xn71.9xe47xn25xe
to beg; Michl Murphy.
to 000 Clinton av, ws, 54.5 n Fulton, $80 \times 100$; Rockavay av, sec Dean, $24.5 \times 100$; SteRockaway av, sec Bergen, 27.9x77 Rockaway av, sec Bergen, $27.9 \times 77$; tised for Feb. P. RAE CO
Bergen st, ns, 355 e Buffalo av, see LinEssex st (*), ws, 125 s Sutter av, 25 x
400 Jefferson st (*), nws, 100 ne Evergreen
2,750
Lincoln pl (*), ns, 369.7 w Buffalo av, Rochester av, $80 \times 120.3$; also LINCOLN PL, s. 220 e Rochester av, s0x100; also BER-
GEN ST, ns, 355 e Buffalo av, $40 \times 107.7$; 72.000 Lincoln pl, ss, 220 e Rochester av, see St Johns pl, ss, 399.2 e Rochester av, E TWH st (*), ws, 540 s Av J, $40 \times 100$; 17 TH st, nes, 100 nw 4 av, $20 \times 115.2$; Franklin av, ws, 324.9 n Malbone, 20 x JAMES L. BRUMLEY.
Washington av, es, 310.6 n Malbone,
$n 224.3 \times n e 186.4 \times s e 360.9$ to Franklin
 C. Pierce. JOSEPH P. DAY.

Fulton
 Arlington av, 56, ss, 50 e Miller av, 50 x
100 2-sty \& b bk \& fr dwg; exrs sale

Miller av, 85 , nes, 100 se Arlington av, Conburgton Constn Co 2,500 Conburgton Constn Co.
Sumpter st, () ns, 200 w Patchen av,
$5 \times 100 ;$ Henry Moeller. East 35 TH st, (*) ws, 127.8 S Tilden av
20x100; also DAST 35 TH ST, ws, 147.8 s Tilden av, $20 \times 100$; also EAST 35 TH ST ws, 167.8 s Tilden av, $20 \times 100$; also EAST $35 T H$ ST, WS, 187.8 S Tilden av, $20 \times 100$
Winslow
14,200 FastäTH 148 s s Tilden av, East35TH st, ws, 147.S s Tiden av, see
East 35th, ws, 127.8 Silden av, East 35 TH st, ws, $\mathbf{1 6 7 . 8}$ s Tilden av, see East 35 TH st, ws, 187.8 s Tilden av, see Cast 35 th, ws, 127.8 s Tilden av.
42 D st, $\left({ }^{(2)}\right.$ ns, 100 e 15 av, runs n $100.2 x$ e44.4xe25xs83xw 60 to beg; also 42 D ST, SS e 15 av, $40 \times 100.2$; also 43 D ST, SS, 120 e e 15 beg; also 43 D ST, SS, 100 e 15 av, runs e
$435.8 \times s{ }^{2} 5.10 \times s 96.2 \times w 440 \times n 100.2$ to beg; also 44 TH ST, ns, 600 e 15 av, $40 \times 100.2$ : also
44 TH ST, SS, 600 e 15 av, $60 \times 100.2$; Chas 188,700
42 D st, ss, 100 e 15 av, see $42 \mathrm{~d}, \mathrm{~ns}, 100$
42 D st, ss, 240 e 15 av , see 42 d , ns, 100
43 D st, ss, 120 e 15 av, see 42 d , $\mathrm{ns}, 100$
43 D st, ss, 100 e 15 av , see $42 \mathrm{~d}, \mathrm{~ns}, 100$
4 THH st, ns, 600 e 15 av, see $42 \mathrm{~d}, \mathrm{~ns}, 100$
44 TH st, ss, 600 e 15 av, see 42 d , ns, 100
De Kalb av, nws, 225 ne Hamburg av Ridge Boulevard, es, 90.6 s Bay Ridge Voorhies av, (*) nee E 25th, runs e90.4x to beg; Joh,000 a Balaban

Corresponding week, i............... $\$ 5314,945$

## ADVERTISED LEGAL SALES.

## MANHATTAN AND BRONX

The following is a list of legal sales for Manhattan and the Bronx to be held at \$the Real Estate Salesroom, 14 and 16 Vesey st., and the Bronx Salesr
$3 d$ av., unless otherwise stated.

$$
\text { JAN. } 20 \text { \& } 22
$$

## No Legal Sales advertised for these days.

20 TH st, 220 W, SS, 280 w 7 av, 25 x 86.7 x Owen Treanor bk tht, Kath Elias agt (A), 2005 av; Matthew P Doyle (R); due, $\$ 22,000 ;$ mtg recorded Mar10'03; Saml Bond st, 46. ns, 190.4 w Bowery, $27 \times 100$, 3-sty bk loft \& str bldg \& 1 -sty ext;
also GREAT JONES ST, 53 ss, 126.10 w Bowery, $27 \times 100,1$ \& 1 \& sty bk loft \& str
bldg; Mayhew Wronson agt New York Life Ins \& Trust Co trstes et al; Grenville T Emmet (A), ${ }^{52}$ Wall; Julius H Seymour
Centre Market pl, 7 , es, 198.11 n Grand, Centre Market pi,
$24.8 \times 42.2 \times 25 \times 46.1, ~ 4-$ sty bk stable; Felice Tocci agt Nunziante Forlenza et al; M Montefiore Henschel (A). 271 Bway; Jas Dunne (R); due, $\$ 5,653.81$; T\&c, $\$ 220 ;$ sub 07 ; Joseph P Day.
Great Jones st, 53, see Bond, 46.
Sullivan st. 48-50, ws, 24 n Watts, runs n43.4xw61xs2s.2xse17xs11.4xe39.6 to beg, 2 n-sty bk \& fr tuts \& strs; Mich1 Balletto
a
ot Stefano S Casassa et al; Wm E Cook agt Stefano S Casassa et al; Wm E Cook (A), 309 Bway; Harry
tition; Joseph P Day.

## Thompson st, 111, ws, 76 s Prince, 25 x

 (5, 5-sty bk tnt \& Strs, also THOMPSON 4-sty bk tnts \& strs; Giovanni M Mala-testa agt Stefano S Casassa et al; Wm E Cook (A), 309 Bway; Harry N Wessel (R);

69TH 259 TH st, 307 W , ns, 125 w West End av
 nix Ingraham (R); due, $\$ 6,227.85$; T\& \&
$69 T H$ st, 309 w ns, 150 w West Find av $25 \times 100.5$, 5 -sty bk tnt \& strs; Same agt same: Action No 2 ; same (A); same (R);
due, $\$ 6,222.15$ : T\&c, $\$ 427.03$; sub to mtg $\$ 12,000$; D Phoenix Ingraham.
111TH st, 53 W, ns, 125 e Lenox av, 25 x
$100.11,5$-sty bl tnt; Helena A Banks et al as exrs ast Chas Meshel et al. Jno D Prince, Jr (A), 164 Montague, Bklyn Louis $B$ Hasbrouck (R); due, $\$ 6.015 .50$
T\&c, $\$ 1.117 .17$; sub to pr mitg $\$ 21,500$ Her

Mathervs av, es, 150 s Brady av, $25 \times 100$ Anna Mahler et al; Gifford Hobbs \& Beard (A), 5 Nassau; Nathan D Perlman (R);

[^2]Academy st, ws, 100 s Seaman av, 50 x
$57.3 \times 50.7 \mathrm{x} 165.1,2$-sty fr dwg \& 1-sty fr rear stable; Mutual Trust Co of Westches

##  \$727.11; Joseph P Day.

 Bridget Loughlin et al; Robt $J$ Culhane (A); 60 Wall: Adam Wiener ( R ); parti tion; Joseph P Day
119TH st, 133 E, ns, 315 e Park av, 18.9 x100.11, 4-sty bk tnt; Mary N Crosby agt 44 Cedar; Jeremiah T Mahoney (R); d $178 T H$ st, $752 \mathbf{w}$, see Pinehurst av, 5-9

Pinehurst av, 5-
127.6x96.4x127.8x101.11, ${ }_{3}{ }_{5}$-sty bk tnts Lincoln Mortgage Co agt
$\$ 4,558.43 ;$ sub to pr mtg $\$ 140,00$
corded June ${ }^{2} 10$; Joseph P Day. 130.1x87.3 6-sty bk tnt: Jacob Hirsh ag
 T\&c. $\$ 3,283.64 ; \mathrm{mtg}$ recorded Apr9'10; L J

## Montgomery st. 67 , es, 47.6 C Cherry, $1.10 \times 58.7 \times 20.5 \times 57.5,6$-sty bk stable \& fac-

 tciy Home for Incurables agt Jos Eliaset ai; Roosevelt \& Kobbe (A), 44 Wall
Edmund J Tinsdale (R); due, $\$ 16,611.06$; TA?, $\$ 1,015.12$; Joseph P ${ }^{\text {Pay }}$
 exr. \&ce agt Wm Weinstock et al; Mid-
deton Sorland (A) 31 Nassau; Wm W
Pelle Pellet (R); due, $\$ 3,301.64$; T\&c, $\$ 462.78$;
sub to mta $\$ 8,000 ;$ Joseph $P$ Day.
 Cramme agt Abr Jacob et al; Henry P Botty (A) $\$ 902$ Bway; Roger A Pryor
(R); due, $\$ 9,84.10 ;$ T\&c, $\$ 191.64$; Joseph
$\mathbf{9 9 T H}_{3} \mathbf{s t} 257 \mathrm{w}$, ns, 192 w Bway, 17 x 101.11, 3-sty \& b stn dwg; Evelyn C ManDuross (A) 100 Bway; J Campbell Thompto mtg $\$ 18,000$; Joseph $P$ Day
112TH st, 71-7 on map 71-5 E, see Park
119 TH st, $441-9, \mathrm{~ns}$. 113 w Pleasant av, 120 TH ST. $438-46 \mathrm{E}, \mathrm{ss} .105 \mathrm{w}$ Pleasant av, runs w986.8xs100.11xe $66.8 \times n 1 \times 220 \times n 99.11$ to beg, rich agt Max Epstein et al. Eisman. Levy Hoffman (R) mtg recorded Dec 31 '06; Joseph P Day. 165TH st, $\mathbf{3 1 8} \mathbf{4 1 8}$ E. ss, 70.8 e Findlay 35.8x101.11x35.9x99.5, 5-sty bk tnt: Adelaide K. Miller \& Hartcorn (A) 20 Nassau;
al
Phelan Beale (R) due. $\$ 24,154$; T\&c, $\$ 1$.446.88: mter recorded May24'11; Joseph P Park av. 1564-s. nwc 112th, (Nos 71-7
 \& Lewine (A). 135 Bw By; Chas L Hoffman (R); due, $\$ 22,144.09$; T\&c, $\$ 1,830.42$; Joseph $P$ Day.

No Legal Sales advertised for this day
Van Nest av. 868, ss 165.8 w Bronxdale av, $25 \times 81.1 \times 25.3 \times 84.8$. Van Nest: Julia A (R); due, $\$ 3.915 .31$; T\&c, $\$ 95.55$; Joseph P

## ADVERTISED LEGAL SALES.

## BROOKLYN

## The following is a list of legal sales to held at the Brooklyn Salesroom, 189 Montague st., unless otherwise stated. JAN. 20. <br> No Legal Sales advertised for this day

 JAN. 22.Ditmas av, nwc Ocean av, $100.5 \times 100$ : Wm Hawkins agt R Evelyn Norton et et al cis C Koehler (R): ${ }^{\text {Hen }}{ }^{\text {Hen }} \mathrm{H}$ Smith
East 42D st, es. Iots 36 \& 37, block 40 : Anna Hoffman agt Jas Holoman Barrett et
al: Surpless. Moore \& Williams (A). 215 al: Surpless. Moore \& Williams (A) ${ }^{215}$
Montague; Henry Hetkin (R); Chas Shongood.
Lenox rd. Sec E 49th, runs e119.2xs 247.10 nn50 to beg! Giuseppe Campisi agt Miran
 (A), 189

Lots 40, 41 \& 157 \& 158 Official Man of ples Trust Co Dutchess Cider \& Vine
 Nassau, Manha
Wm H Smith.

[^3]
## St Johns pl, ns, 205.4 w Schenectady av,

 Hagenacher et al; Edwin Kempton (A)Melrose st, 125; Michal Wojnarowski agt Kosciuszko Polish National Assn of Bklyn, Manhattan; Walter Stilwell (R); J H May
Willoughby av, ss, 175 e Márey av, 18.9 100; Betsy Sonschein agt Julia Epstein et al; Herman Gottlieb (A), 320 Bway, Man
hattan; Frank H Curry (R); Chas Shon good.
4TH av, nwe 65 th, $125 \times 100$; Herman B Schlobohm agt Jno H Muller et al; Jno J
Bakerman (A), 50145 av; Wm A Moore Bakerman (A), $5014{ }^{5}$ av; Wm A Moore
(R); Chas Shongood.
Atlantic av, ss, 108.6 w Sackman, 19.4 x et al; Irrael M Lerner (A), 102 Delancey, Manhattan; Louis E Kuster (R); Wm H Smith.
East 3 D st, ws, 145 n Neptune av, $20 \times 80$ Jane E Wiiliamson agt Edmund S Koll myer et al; Rufus T Griggs (A),
sau Manhattan; Henry Weisman H Smith.
60TH st, sws, 360 se 13 av, 20x100; Vincenzo Decesare agt Pasquale Torsitano cus B Campbell (R), Wm H Smith.
silliman pl, ns, 110 e 2 av, $20 x 100$; Buck-
ey, Woodhull ${ }^{\text {\& }}$ Burns agt Phoenix Development Co et al; Harvey O Dobson (A), ${ }^{189}$ Mon Mith

East 3D st, ws, 125 n Neptune av, 20 x 80; Jean A Gardner agt Edmund S Koll myer et al; Rufus T Griggs (A); 31 Nas sau, Manhatta
Wm H Smith.
East 34TH st. ws, 207.4 s Linden av Action No 1; Jas Moffett (A), 894 Bway (R) Wm H Smith

East 34TH st, ws, 253 s Linden av, 23.2 x
100 also E 34 TH ST, ws, 276.2 s Linden av, $23.7 \times 100 \times 22.6 \times 100 ;$ same agt same; Action
No $2 ; J a s$ Moffett (A) s94 Bway: Wim No 2; Jas Moffett (A), 894 Bway; Wm D
 59.11x109.1x16.4x100, Lawyers Mtg Co agt
Grace L Shapter et Cary \& Carroll (A), 59 Wall
Brumley

Reid av,
Reid av, ws, 81 s Quincy, 19x75; Graft Furnace Co agt Jno C Austin et al; Geo
Alexander (A),
315 Washington; Thos
F Haggerty (R); Thos F Haggerty at Coun Orange st, sec Columbia Heights, 101.6 x60.10; Realty Associates agt Realty In (A) 175 Remsen; Jos $J$ Speth (R); Wm H Smith.
Bay Ridge av, SS, 596.11 e 4 av, $20 \times 95.11$ Pher Nelson agt Abels, Gold Realty Co et al; Jos A Seidman (A), 61 Park row Shongood. North Elliott pl, ws, 345.8 s Flushing kow et al Louis Karasik (A). 44 Court Chas Harwood (R); Wm H Smith.
$\underset{\text { so }}{\text { Sackman }}$ Geo W st, ws, 132.7 n Atlantic av, ${ }^{17 \mathrm{x}}$ 80; Geo W Brush agt Anna Schumann et S : Rasquin (R); Wm H. Smith. 53D st, ss, 320 e 7 av, $20 \times 100.2$; Harriet sad st, SS,
Fieling att Robt W Firth et al; Justus
W Smith AA), 60 Wall; Chas Harwood (R); Wm H Smith.

Fountain av, ws, 542 n Liberty av, 18 x Engel et al; Geo K Boye Jr (A),, 192 MonEngel et al; Geo H Boyce Jr (A),
tague:
Everett
Caldwell Smith.
Washington av, ws, 250 s Willoughby Frank Thorne et al: Geo $V$ Trust Co agt Court; Alvah W Burlingame (R); Wm H
East New York av, ss, 60 e N Y av, 20x et al: Geo R Alexander (A), 315 Washing ton; D T O'Brien (R); Wm H Smith. JAN. 27.
No Legal Sales advertised for this day JAN. 29. Flatbush av, nes, 145.9 se St Marks a
20.4x $8.6 ;$ Justus Cor Miller agt Lena Pric


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mortgage applications
M. MORGENTHAU, Jr. CO.

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## Wants and Offers

## Broadway Corner Office

## 

 tate, Dentist, Demonstrating Room Studio Stock Broker and Intelligence Office. Lib effecting lease. $\mathrm{HOLL}, 2379$ BWAY.particulars; satistactory results assured DUFF \& CONGER, Madison Ave., Cor 86. young architectural draughtsmen with

## fur the future. Preference will be given

## wants high class salesman and renting man for private house section from 42nd Record and Guide. desires annual retainer from company or reasonable terms; Christian; BOX 30, Rec- ord and Guide. BROKER, having office in up-to-date <br> $\qquad$ <br> tary-manager of apartment houses, at <br>  <br> Real Estate Moriteages

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Published Every Saturday
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## Vice-Pres. and Genl. Mgr.. H. W. DESMOND

Nos. 11 to 15 East 24th Street, New York City
"Entered at the Post Ofice at New. York, N. Y., as
second-class matter."
Copyrighted, 1912, by The Record and Guide Co.
Bricklaying and other out-door building operations, which had been held up for several weeks by the intense cold,
were permitted to resume by the moderate weather toward the last of the week.

The first effect of the proposed civic center on adjacent real estate has appeared in the form of a project to build an eighteen-story office building at 43 Centre street on a site of about half a city lot.

What is believed to be the record price for inside lots on Madison avenue was paid this week by Charles \& Co. for the narrow frontage at No. 327. The purchase price is given on good authority at $\$ 200,000$, or about $\$ 10,000$ a front foot. The highest earlier price known to broThe highest earlier price known to bro-
kers in the neighborhood was $\$ 6,000$ a kers in the

A feature of the real estate show this spring will be the exhibits of a number of the well-known suburban communities within a radius of 30 miles of New York, These communities will be represented by their civic bodies or boards of trade and will present the advantages of their re-
spective towns to those New Yorkers who spective towns to those New Yorkers who
are looking for a suburban home within are looking for a su
commuting distance.

An ordinance introduced by Alderman Nicoll provides that chauffeurs of taxicabs must "not be addicted to strong drink," that they must be "clean in dress and person and of good repute," more than five feet tall and strong enough to handle the baggage of passengers. Chauffeurs who answer these specifications should be able also to handle passengers of the early morning variety.

Senator Duhamel of Brooklyn has introduced a bill at Albany providing for a boulevard to connect the Shore road with Coney Island. It is to extend along Cropsey avenue and Harway avenue, and commemoration of Egbert Benson, the first member of Congress elected from New York State. Benson resided in what is now known as Bensonhurst. The boulevard is to be under
of the Park Department.

In order to hold the interest of its members and promote co-operation among them, the Brooklyn League has winter and spring. meetings during the winter and spring, at which subjects of for discussion. With a view to the convenience of members, the successive meetings will be held in different localities, including the Bedford, Williamsburg, South Brooklyn, East New York, Downtown and other districts. The first meeting took place yesterday in Association Hall, on Bond street, near Fulton, the topic of the evening being fire preven-
tion. The principal speaker was Fire tion. The principal speaker was Fire chiefs present at the Equitable fire told of his experiences there, and motion pictures of the fire were shown. The topic for the next meeting, which will be held on January 29 , is the enlargement and
improvement of freight and dock termimprovement of freight and dock termCommissioner Tomkins will address this meeting.

## Unfortunate for Seventh Avenue.

May not the people of New York reasonably demand that their responsible officials get together on the questions involved by the construction of the new subways? At present it looks as if the negotiations which have been proceeding for some time between the city and the Pennsylvania Railroad Company would again prove to be abortive, and that such a failure will take place, in spite such a failure will take place, in spite
of the fact that with one exception every of the fact that with one exception every
member of the Board of Estimate admits member of the Board of Estimate admits
the desirability of dividing the new subways between the Brooklyn Rapid Transit and the Interboro companies. The mayor has always been in favor of accepting the proposition of the Interboro company to construct and operate the new system without any guarantee from the city. A majority of the Board of Estimate, on the other hand, favor the grant to the Brooklyn Rapid Transit of
the Broadway-Seventh avenue line-a grant which, because of the additional competition which it introduced, compelled the Interboro company to demand a guarantee for its past or any future investment in New York rapid transit. The city has already accepted the principle of a guarantee in its arrangement with the Brooklyn company. But the mayor objects to such guarantees and clings to the alternative contained in the original offer of the Interboro company.
The majority of the Board of Estimate, on the other hand, insist upon the desirability of the Broadway-Seventh averue line and are willing to make some guarantee to the Interboro company. Yet apparently they are not willing to guarantee as much as the bankers : the company demand as a necessary condition of the borrowing of the large sum of money which the Interboro conipainy is to supply. As a matter of conservative finance, Mayor Gaynor may be right in perferring the comparatively moderate risks and responsibilities to the city, involved by the original Interboro' offer, but the city certainly stands to gain a great deal from the construction of the Broadway-Seventh Avenue line. As long, consequently, as his colleagues are determined to give the Brooklyn company an entrance to Manhattan and as long as the advantages of such a policy are considerable and manifest, the mayor may reasonably be asked to yield this point and to co-operate with the majority of the Board in seeking some satisfactory solution on that basis. Neither does it seem as if once the desirability of granting a share of the new systems is admitted and the principle of a guarantee is accepted, it should be impossible to reach a mutually satisfactory decision as to the amount of that guarantee. If the city wishes the co-operation of the Interboro' company and the capital which it can supply, the city must be willing to pay as much for it as the capital is worth.
to borrow it on the Interboro' company to borrow it on terms which will impair that corporation's credit, and whether the additional capital is supplied by the In'terboro' company or not it must be raised and it must be raised at the city's risk. No doubt the city could actually borrow the money needed for the other Manhattan subways cheaper than could the Interbuch a company, but in case it adopts such a course it will incur certain other more expensive disadvantages. It will
leave almost one-fourth of the central borough entirely unprovided with rapid transit, which at the same time taking the real estate in that district for the cost of the new system. It will be tieing up a large proportion of its borrowing capacity, for an indefinite period, and thus hampering its ability to provide for ments. It will be diminishing the receipts and the efficiency of the new subway system, compelling many of its citizens to pay unnecessary additional taxes, and hampering the symmetrical growth of the city by the mal-adjustment among the different parts of its system of circulation. The matter is of such vital importance and the grounds of possibie agreement in the interest of the best available transit system so obvious that
any failure to reach an agreement will amount to a grave indictment of the municipal business.

## The General Post Office.

A bill has been introduced into Congress enabling the city to recover the sites of the present General Postoffice, but only a very innocent person can cherish any expectation of its passage. Congress is always niggardly with New York City, and Western representatives and senators will object to the expense necessarily attending the purchase of a new site and the erection of a new building. New York knows, as the result of
its experience with the County Court House, that it is not easy or cheap to find good sites for public edifices in the lower part of Manhattan. There is, however, one site available which, if it would not be cheap would be both convenient and available. The proposed Broadway subway turns west just north of Vesey street and runs under the Astor House. If it is constructed, the Astor House will have to come down, and the city will be
obliged to condemn either the whole obliged to condemn either the whole property or the easement. In either event, there would be a vacant site adjacent to the present Postoffice, would consttute perhaps the best site in the city for a new one. Neither need this site cost the General Government an extortionate sum. With the easement deducted the right to put a building on the plot should not cost so very much. But it must be admitted the chances of such a desirable arrangement are for the present exceedingly slender. Southern, Middle Western and Western Americans like to visit New York, but they do not take any pride in its appearance, and they do not participate in the sense of discomfiture which every intelligent New Yorker feels when he looks upon the ugly and inconvenient General Postoffice. The present building is, we fear, more likely
to be renovated and modernized than removed. The Government will soon have a new postoffice uptown and as soon as it is in use the old building will be large enough for its purpose, and the substitution of a new and better structure cannot be urged on grounds of inadequacy. Eventually it must come down, but young men may well grow old before the eventuality will actually occur.

## Court House Questions.

The report of the committee of the Board of Estimate in relation to the site for the new County Court House has received general public approval. It represents a fair compromise among the conflicting demands, which have already delayed the constructon of the court house for some ten years. A cheaper and better site could have been found uptown, but the lawyers wanted to keep the building near their present offices. A dearer but a better site could have been found downtown, but the county could not afford to buy as much Broadway and Chambers street property as was needed for the new building. Public opinion was minorably opposed to any further appropriation of City Hall Park.
The proposed site meets all these different requirements. It will not cost the city too much. It is situated near the existing court house. It redeems a
neglected and squalid district, and it provides additional sites for other buildings, as soon as the city is prepared to build them. If it is carried out the opportunity offered by the erection of the court house for making Manhattan a better-looking city could not be entirely neglected, while at the same time the resources of the county will not be excessively strained. The irregular shape of the plot proposed for the site of the new building ought to afford an opportunity for an unusually original and interesting design.

- We have seen no estimate as yet of the amount of floor space which will be required in the new court house, and, consequently, of the height of the structure which will be erected on the proposed site; but no respect for the tra-
ditions of monumental design should pre-
vent the Board of Estimate from erecting as high a building as may be neces-
sary to provide for the needs of the sary to provide for the needs of the
future as well as those of the present. future as well as those of the present. American architects are not successful
enough in designing monumental edifices enough in designing monumental edifices to justify the city in being extravagant cost of the new building should be kept down, just as the cost of the new site has been kept down.


## The Week in Real Estate.

Continued activity in the midtown and Fifth avenue sections was the characterizing feature of the Manhattan real es-
tate market this week. A number of fairly expensive parcels were either sold or leased; operators, investors and busi-
ness houses all being represented among ness houses all being represented among the purchasers. One of the best indica-
tions of returning confidence is the fact tions of returning confidence is the fact
that in many of the recent sales investors have been interested and this has applied about equally to both mercantile and apartment house properties. Lower Manhattan was rather inactive, but a fair
amount of well distributed selling was reported above 59th street, and several parcels affected by the Lexington ave subway were picked up by operators.
Corchase by Charles \& Co. of the to the purchase by Charles \& Co. of the lot at
320 Madison avenue, lying between their new building at the corner of 43d street The lot measures $20.10 \times 100$ and the price paid is reported on good authority to have
been $\$ 200,000$. This, if true, certainly breaks all existing records for Madison avenue but, of course, is not a fair criterion of values on that avenue, as the
strategic position of the lot enabled the owners to demand a price far in excess of current selling figures. There is very lit-
tle property for sale in this part of the the property for sale in this part of the a yenue, and the best previous price known
to have been obtained for inside lots in to have been obtained for inside lots in
this immediate vicinity is about $\$ 6,000$ a front foot. This thoroughfare has been forging ahead rapidly of late and appears' to be destined in time to become, to a certain degree, a rival of Fifth
continue to prove attractive toth streets continue to prove attractive to operators
and several more sales took place there and several more sales took place there West 3 Sth street was taken by Elisha $B$ Todd, who last week acquired 62 and 64 West who street, added to his holdings by taking in the three abutting parcels at 63 to 67 West 38 th street.
Another sale in this section of more of the new loft building at 5 to 9 West 37th street by Wolff Bros., well known Philadelphia bankers. The buyers have been interested in other nearby parcels,
notably the Knabe building and the southeast corner of Fifth avenue and 42d street.
The
The Pennsylvania district was repre-
Tented by two plot sales on 30 th street, sented by two plot sales on 30th street,
west of Sixth avenue, and both of the west of Sixth avenue, and both of the
pieces involved will soon be improved. pieces involved will soon be improved.
Selling on the West Side is very limited in volume and is confined largely to apartment house trading; the private tirely and prospects for business in this line for the immediate future are extremely dull.
Bronx trading was very light this week and no sales of any great importance were an encouraging outlook for the near future, especially along the line of factory development.
A considerable amount of money is Manhattan and the Bronx. increased somewhat since the first of the year by the payment of dividends on other investments. Good applications are harder
to find than money and any reasonable to find than money and any reasonable ing loan money is not much in evidence the people controlling funds of this nature still being somewhat afraid to enThe unusually cold snap which thing has recently endured, has which this city Brooklvn ap real estate activity been light this week. Brooklyn ing has more from weather conditions than Manhattan, especially in the suburban territory, as a greater part of the dealing is ings and it is exceedingly difficult to induce prospective purchasers to to inproperty under adverse weather conditions. The most important sale reported, houses at 7 to 17 Glenada place. which were taken in trade for property in south-
last year in an exchange for two apar A very fair on Washington Heights.
A very fair amount of suburban selling was reported from Queens and other Long ing Department Accords there he building Department records, there has been Queens during the past week, the total of plans filed during the period amounting to $\$ 161,528$. The trend has been in the direction of large structures, very few applications being made for single houses. structural and fabricated steel which was to have become effective on January 15 has been averted and upon that fact rests the welfare of the whole building material market for the immediate future,
or until the building season opens up in or until the building season opens up in the spring. Coming as it did with a re-
turn to mild building weather, there was turn to mild building weather, there was
a noticeable strengthening in the whole market.
Building plans just now depend largely upon two factors for progress. Small work before the spring if pricead with work before the spring if prices are at-
tractive but they must have assurances that prices will have a gradual rising tendency during the spring season. In the first case, the action of the steel interests in averting the talked-of advance is most satisfactory to builders and in
the second place, it now seems probable the second place, it now seems probable maintained for very long. Just as soon as the independent mills fill to a safe proportion of capacity for near future deliveries, prices will go up and other materials are almost sure to follow suit.
Consumers are inclined to feel somewhat nervous about 1912 building lumber prices because of the large number of big Combinations of timber companies in the West and South. Dealers are anticipating heavy competition and are therefore not laying in stocks sufficient to carry them sert that these combinations are being arranged in anticipation that the Eastern market will be put in closer touch, ey the Panama Canal, with the rich Western lumber lands. Southern lumber centers will be made ports of call and it is expected that with better shipping facilities, lumber supplies in this market will be easier to get and will serve to cut at levels no higher than those now prevailing.
The nervousness of lumber consumers is unwarranted, as far as the 1912 market is concerned. The best advice the market affords is to ignore these big deals and stock up as usual. Prices are almost sure to advance later in the season. whole-
salers say, and retailers will not find sup salers say, and retailers will not find sup-
plementals as safe to rely upon as formplementals as safe to rely upon as form-
erly owing to the general curtailment in erly owing
Common brick is in a dull market There were only four cargo sales at the wholesale docks last week and in the brick moving, either from dock or yard, brick
Linseed oil probably wiil move to higher levels as soon as buying is resumed mouth, and as soon as their present sunplies run low. the demand will be suffiQuotations on the eighty-cent point. ing lower than ever. Lists read $\$ 1.18$ to $\$ 1.25$ this week, wholesale. There is no immediate prospect of an improvement in supply now on hand is worked off.

## Postal Savings Banks Versus Real Estate.

Editor of the REGORD AND GUDE:
I notice that the
I notice that the postal savings banks are considering receiving deposits of more
than $\$ 500$ from individual depositors. This is. as you know, in direct competition with the savings banks of the city. As the money deposited in the savings banks gages, it will eventually curtail a large amount now invested in real estate.
This monev is generally invested in the dhere in which the bank is situated and loans from be more difficulty in obtaining Savings banks are administered by boards of trustees who receive no monetary consideration for the work which banks in the Bronx they are administered by trustees who pay the running free, and for many years render them selves responsible for these expenss and in come casec go into their pockets for
$\$ 1.500$ to $\$ 2,000$ until the banks are selfsupporting.
cities like New York. the Government should enter in competition with the savings banks or do anything to affect real
estate interests, and I think all the savings banks should take up the matter and
protest against postal savings banks in the City of New York which is so amply supplied with local savings banks.

J. CLARENCE DAVIES.

## Consulting Engineer, Auerbach Factory.

## Editor of the Record and Guide

I should like very much to add to the description of the Auerbach factory pub-
lished last week a fact which was lished last week a fact which was omit-
ted through my own neglect. In sending you the information I failed to mention sulting structural engineer by Mr. Eugene W. Stern.

In modern architectural practice the structural engineer is more and more one time he was considered a necessary nuisance to be avoided whenever possible. Some of us realize to-day that tall buildings will never look like tall buildings until the architect and the engineer really co-operate. Having this idea in mind it is particularly unfortunate that no
mention was made of Mr. Stern in the article referred to. Very truly yours,

## The Single Tax at Free Acres.

Editor of the Record and Guide:
Your recent symposium on the SullivanShortt bill was of great interest not only
to professors of political economy and real to professors of political economy and real
estate dealers but also to that much larger estate dealers but also to that much larger
class-real estate users, of which I am
The Sullivan-Shortt bill may not materially relieve congestion of population in New York, although it could not help
being a means to that a way in which it will benefit some property owners that seems to have been overdark rooms law of New York forbids 000 of them to be changed.
Under the existing tax system every to an increased assessment houses leads must and will shift such increase to the tenant, who, for the most part, is already paying all the rent he can afford. The increased rent forces him either to move
to worse quarters, to increase the num to worse "quarters, to increase the num-
ber of "boarders" he takes, or to ask charity organizations to supplement his income. The purpose of the law is defeated, and neither owner nor tenant benefited. The improvement of the dwelling would not increase site value, so that if the whole of the tax, or even the major the State, the house-owner and the tenant would all profit by it.
For there is no justification for Mr Dowling's contention that "the higher the tax on land the less of it people can use. It is the same as sugar or other neces-
saries of life-the greater the tax placed saries of life-the greater the tax placed
on it,, the less the consumption per capita." Though the tax equalled the whole value of land it could not lessen the amount of land, nor the necessity of human beings to use land to maintain into But such a tax would throw land in holding because there would be no profit solutely could be made to to the holder unless it is the only thing that cannot be made scarce by taxation. Sugar could be taxed out of use altogether. Anything whose
quantity is variable could be taxed out quantity is variable could be taxed out
of existence, but so stable a thing as land could not be so affected, and so long as population increased, the demand for the use of land would increase, What the tax. This is not true of buildto make their construction unprofitable This has not been done simply because it it a short-sighted policy to destroy a taxable basis. Taxation of any product of lest it destroy production in that direction. Taxation of land values can be carrled to its logical end and not affect the amount of land in the world.
"Supply and demand" plays a part in Boynton, but I fail to see where it applies. It is true that, at present, there
is more or less limited effective demand is more or less limited effective demand
for land, but no supply in Manhattan can exceed the imperative potential demand If the supply exceeded the demand there
would be less value in vacant land, and we should have less congestion of popu-, lation in the sense of "herded crowds." by holding it out of use, and that in turn has artificially limited effective demand remains imperative and always will.
Mr. Carlisle Norwood suggests that peo-
stated should first "try it on the dog." Let me cite him an instance of it. Out in Jersey, there is a community called Free Acres," run on just that princhple by the sixty-five acres of land is hon on the community, whe pay not tax any improvements, and as a consequence every holder of land improves it to the ability. A friend of mine has been able to build a little bungalow there and which secure a stake in ine comm in establishing good living conditions. Others have done good living conditions. of whom could have afforded to build had they to pay a specuafforded the tand first. The revenue collected by taxing land values is first expended in meeting State and county taxes, and the remainder is used for public purposes, such as
wells, building roads, etc. to increase the value of adjacent lands held under ordinary conditions for a rise in value. The land held by ne com munity was three years ago a neglected farm, and adjacent lands were practically valueless. Two seasons have altered this The demand for building sites in the community has exceeded the possinding par the area held by it, and surrounding parcels of land hareence would seem to anThis actual occurrence Bright's contention that the proposed change "would tend to that the proposed changer the values of unimproved land, and lower the aing building would affect ad by stimulating all real estate values.

The growth of the community of Free Acres (Berkeley Heights, N. J.) and the Acres its vicinity seems to me to be an unanswerable argument in favor of the modern theory of taxation. Western coast cities in Canada and this country will be still further proof of the correctness this theory in a very short time hence.

## Coming Real Estate Show.

Announcement of the plans for the suburban home competition to be held in connection with the real estate show at the Grand Central Palace the wide inginning March 30 , has created wherous inerest judging from the nagement durquiries received oy This competition is ing the past architects alone, but is not to the pen to every a six or seven-room house est $50 \times 150$ The design must be for a house cost not more than $\$ 3,800$, and for the reason that the construction is not restricted to any particular kind of material it is expected that all of the "unit" builders will furnish designs exploiting their various methods of construction. Cash prizes will be awarded those showing the best plans and elevations, and Frank H. Holden will act as advisory counsel for the management. The rules of the America
chitects will prevail.

Manhattan Bridge Car Line.
A petition has been filed with the Board of Estimate by the Brooklyn and North River Railroad Co. for a franchise to operate a double-track street surface railway by the overhead trolley system from a point at or near street and the Bowery, over of Canal street and the Bowery, over
Manhattan Bridge to Fulton street Mrooklyn. The petition is conditional upon the company obtaining trackage rights from the existing companies to operate to the North River at or near Desbrosses street. Two other independ ent companies have asked for the same privilege. The Brooklyn and North River Railroad Company was formed December 30, 1911.

New Trolley Line Delayed.
Because of the inability of the contrac tors to get the 750 -kilowatt generator set up in the new power house in Chatham, pany will not be able to operate cars bepany will not be able to operate cars beFebruary 1.

NEWMAN COWAN, one of the first real estate operators to make building loans in this city, died Wednesday, in his 81 st year. Mr. Cowan's business activities continued up to 1895. He was a large holder in his time and had proper-
ties in many sections of Manhattan. He ties in many sections of Manhattand in was one of the fill section and he made the carnegie Hill section and he made and his family still have holdings there. His latter years were largely taken up with charities and educational adyancement.

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mort gage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklans of Queens and Rich mond for the current week. The righ mand column enables the reader to make hand column with the corresponding week of 1911 Following the weekly tables is a resume from January 1, 1912 , to date.


|  | Jan. 13 to 19 | Jan. 14 to 20 |
| :---: | :---: | :---: |
| New buildin | ${ }^{2} 78$ |  |
| Cost. | \$748,000 | \$110,800 |
| Alterations. | \$16,800. | \$8,900 |
|  | Jan. 1 to 19 | Jan. 1 to 20 |
| New buildings | 66 | 25 |
| Cost.. | \$1,626,630 | \$433,400 |
| Alteration | \$78,150 |  |


| BROOKLYN CONVEYANCES |  |  |  |
| :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & 1912 \\ & 11 \text { to } 17 \end{aligned}$ | $1911$ |
| Total No. |  | 492 | 480 |
| No. with consideration |  | 29 | 25 |
| Consideration......... |  | \$387,156 | \$252,713 |
|  |  | Jan. 1 to 17 | Jan. 1 to 18 |
| Total No. |  | 1,137 | 1,216 |
| No. with consideratio |  | \$730,126 |  |
| Consideration.... |  | \$730,126 | \$665,033 |
| MORTGAGES |  |  |  |
| Jan. 11 to 17 Jan. 12 to 18 |  |  |  |
| Total No. |  | 377 | 479 |
| Amount |  | \$1,610,212 | \$1,519,870 |
| To Banks \& Ins. Cos. |  | 82 |  |
| Amount |  | \$442,900 |  |
| No. at 6\% |  | 193 | 255 |
| Amount |  | \$595,608 | \$550,170 |
| No. at $51 / 2$ |  | 68 | 118 |
| Amount |  | \$252,261 | \$513,602 |
| No. at 58 |  | 95 |  |
| Amount |  | \$684,625 | \$361,010 |
| Unusual |  |  |  |
| Amount |  | \$1,700 | \$1,000 |
| Interest not |  | 19 | 32 |
| Amount .... |  | \$76,018 | \$94,088 |
|  |  | Jan. 1 to 17 | Jan. 1 to 18 |
| Total No |  | 917 | 1,104 |
| Amount ........... |  | \$3,596,131 | \$3,737,512 |
| To Banks \& Ins. Cos |  | 197 |  |
| Amoun |  | \$1,288,660 |  |
| BUILDING PERMITS |  |  |  |
| Jan. 11 to $17 \quad$ Jan. 12 to 18 |  |  |  |
| New buildings.... |  |  | 47 |
| Cost..................... |  | \$239,300 | \$200,850 |
|  |  | £49,103 | \$41,199 |
|  |  | Jan. 1 to 17 | Jan. 1 to 18 |
| New buildings. |  | 125 | 109 |
| Cost |  | \$1,030,670 | \$648,588 |
| Alterations |  | \$162,650 | \$79,189 |

## QUEENS

|  | Jan. 12 to 18 | Jan. 13 to 19 |
| :---: | :---: | :---: |
| New buildings. | 32 | 71 |
| Cost Alterations. | \$152,545 | \$240,438 |
|  | Jan. 1 to 18 | Jan. 1 to 19 |
| New buildings | 114 | 179 |
|  | \$425,850 | \$1,217,738 |
| Alteratio | \$10,795 | \$19,860 |



## New Sewerage System for Havana

Henry R. Worthington, 115 Broadway, has forwarded to Havana, through the cuban Engineering and Contracting Comthe sanitization of the city of Havana, three pumping units, which are believed to be the largest ever exported from the United States for such service.
Each of these units consists of a 36-inch special Worthington vertical-shaft, dou-ble-suction impeller, volute, centrifugal pump, with equipment of shafting, couplings, bearings, etc. Each pump has a capacity of $46,000,000$ gallons every 24 hours, and is arranged for connection to 42 -inch suction pipes and 36 -inch discharge pipes. Each of these machines will be operated by a 240 -kilowatt General Electric vertical motor, direct connection being made between the hydraulic and electric motors

## How Varnish Got Its Name.

The prosaic and commonplace varnish of to-day and all other days, got its name in a pretty and romantic manner. Ber nice, wife of one of the Ptolemys of Egypt a granddaughter of a half-brother o Alexander the Great, and an ancestor of the lovely cleopat was crowning glory or red-gold hair The Geek sor, distant African points, occasionally found as amber, and called it Berenice, in honor of the beautiful Egyptian Queen's tresses. Berenice is equivalent to the Greek PheBorice. Ph sometimes has the sound of v and the name was pronounced Veronice The Romans, referring to the amber, made it vernice, and their descendants further changed it to vernis-hence Vernis-Martin. The Anglo-Saxon form became var nish, and there you are-"Decorative Furnisher.'

## BUILDING SECTION

## THE LEGAL SIDE OF BUILDING CONSTRUCTION.

Some Points That Help the Architect in Safeguarding His Client and Others Which Determine the Rights of the Builder and Owner.

ARCHITECTURE differs from lothe
professions in that the greater the professions in that the greater the general knowledge the practitioner has,
the better service he can render his clients. It is in no sense a specialized profession, like that of medicine. It requires at least a working knowledge of the fine engineering. He must know the relative values of the materials he uses to the varposes to which he would apply them and while possessing the qualities diplomat and a tactician he must be pos-
sessed of sufficient knowledge of the law to keep himself and his client from the rocks of costly litigation.
Therefore the contractural side of building construction is a most important one, both for the architect and the builder, although in many cases the contracts are made directly between the owner and the parties conducting the building. In the first place, the contract is in the same level of importance as between the owner
and the builder, as are the specifications and the builder, as are the specifications
between the architect and the contractor. It defines the understanding of each party to the document regarding what is to be done, when it is to be completed and how the payments are to be made. If it confers certain powers upon the architect, but he cannot enforce the provisions contained therein. That rests with the party of the second part, the owner.
The contract now generally in use is a brief, concise instrument. In general, a contract which violates statute law, or any principle of the common law of public policy, cannot be enforced. The meen, carried a contract may be, to in volve forbidden acts, does not render it invalid; the rule is aimed at such contracts as necessarily involve the doing of something illegal. inimilarly whe a third party, as if A. employs B. to build a
house in part wrongfully standing on C's property adjoining, is illegal. An illegal contract cannot be enforced, even by one who performed his part of the bargain, although for services rendered under such a contract there might be
some right of recovery by implied consome
tract.
This is one of the subjects of which it is impossible to give here more than a brief outline. The point to be borne in mind is that, in the case of any is occasion for caution and for ascertainis occasion for caution and for ascertain cumstances of the case as it arises be fore finally subscribing thereto.

[^4]parties named in the agreement rest directly upon the decisions of the arbitrators. No obligation under the contract cide a question, and the arbitrators de cide a question, and only then may reenforce their decision.

## The Present Form of Contract.

The form of contract now generally used is that provided and recommended and the National Association of Builders, beginning as follows:
"This agreement made the
in the year $19 \ldots$ by and between.......party of tractor, and.......party of the second part, hereinafter designated the owner. sideration by the owner, agree with the said owne as follows:
Then follow the articles of detail, numbering thirteen.
The first article designates that the con tractor shall and will provide anl the ma terials and perform all the work for the building, which is designated by name,
plan number or site as shown on the plan number or site as shown on the tions prepared by the name of the archi tect. These drawings are usually identified by the signatures of the parties thereto and become part of this contract. is or is not to supervise and that his deis or is not to supervise and that his decision, as to the true construction and the means shall be final It also states that any extra drawings, explanations or spe cial illumination of the drawings or spe cifications shall be provided by the architect and the contractor agrees to conform to and abide by the drawings as far as they may be consistent with the purpose and intent of the original drawings and specifications referred to in the previous article. This article also concludes with the understanding and agreement that any and all drawings are to remain in the custody of the owner or architect, and also arranges for compensation of the architect by the owner
Article 3 deals with the finality of the original contracts and specifications al lowed for on written order before any cor rections or alterations can be made. It also stipulates that extras shall be fully described and the cost stated in the writ-
ten order referred to. In the event that ten order referred to. In the event that the owner and the contractor do not agree as to the amount to be paid or allowed the work goes on under the order required above, and in case of fallure to agree, the deterred to arbitration as provided for referred to arbitration, as provided for
in Article 12 of the contract. Article 4 provides for proper facilities at all times for the inspection of the work by the architect or his authorized representatives and it also contains the move from the grounds any material condemned by the architect within twenty-four hours after receiving written notice to that effect from the architect and it also includes in stipulation tha he shall take down all the work described in the written order and condemned as unsound or improper, or in any way fail ing to conform with the drawings and specifications. It also provides that all work shall be made good.
Article 5 deals with the caliber of work men that the contractor is to provide and permits the owner a certain number of days after receipt of written notice to the contractor, to provide labor and materials and to deduct the cost thereof, from any money due then or thereafter to become due to the contractor. It also provides for the termination of the contract if the wrticle 6 dals with the completion
Article 6 deals wh the the several portions of the work
Ahe prosecution or completion of delay in by the act, neglect or default work by the act, neglect or default of the employed by the owner or by any damage caused by the natural elements. It
also provides that the contractor under such circumstances shall have an extension of time for completing the work, said extension being fixed by the architect. furnish all labor and materials 8 prer shal to the conduct of this work not included in this contract in such manner as no to delay its progress, and in the event of failure to do so, thereby causing loss to the contractor, shall see that he is prop-
erly reimbursed and also the contractor agrees to reimburse the owner for any delay in the prosecution of the work through his fault. The article in conclu sion provides for arbitration in the event of the two parties not being able to agree upon the cost of the amount in penalty.
Article 9 states the total sum to be Article 9 states the total sum to be
paid by the contractor by the owner sub paid by the contractor by the owner subject to additions and deductions as proat certain times. It provides that the final payment shall be made in
days after the completion of the work in cluded in this contract, and all payments shall be due when certificates for the shame are issued.

## Liens.

This article provides that if, at any time, there shall be evidence of any lien or claim for which the owner of the said premises might become liable, and which is chargeable to the contractor, the owner shall have the right to retain out of any payment then due or thereafter to become due an amount sufficient to indemnify him against such lien or claim Should there prove to be any such claim after all payments are made, the con-
tractor shall refund to the owner all tractor shall refund to the owner all
moneys that the latter may be compelle moneys that the latter may be compelled
to pay in discharging any lien on said to pay in discharging any lien on said premises made obligatory
f the contractor's default.
Article 10 states that the acceptance of the certificate of payment except the final vertificate of payment shall strued to be an work or improper materials

Article 11 provides for the mainte nance of insurance on the work by the contractor, which shall be made payable to the parties of the contract.
Article 12 provides for arbitration and difficulty arising through the interpretation of the contract, specifications or the introduction of extras, and generally consists of one person in behalf of the owner one arbitrator in behalf of the contracto the two to name a thirdard usually is agreed as final and binding.
Article 13 states the agreement that the parties themselves, their heirs, executors administrators, successors and assign agree to the full performance of the cov enants therein contained.

## Contracts Differ in Form

Attention may be called to the fact that a building may be built and a contract drawn on a very different basis from that of the contract form herewith shown. For instance, instead of a contractor being employed in the usual way, a broade scope may be assigned to his duties, Which might include the purchase of sup plies. He may be the agent of the owner receiving a salary or a retainer for the work and always subject to the owner orders in every respect. Or the detais be much altered. Indeed, hardly two building contracts for construction wor such as that which is carried on with the tremendous variety peculiar to a grea city like New York, are exactly alike. placed on a very different footing, or a provision may require monthly installprovision may
In drawing a contract the parties should be careful to specify just what plans, papers and drawings go to make up the rately to such papers. The provisions fo interim payments should be so arranged as to assure the owner of having alway a sufficient margin between the amount
paid to the contractor and value of the materials and labor furnished as a protection in case of difficulties which may result in an unexpected increase pense in completing the work.

Do Not Use Printed Forms Blindly.
As a final caution; do not use the printed form blindly. They may not cover your
tors have their own forms, just as some real estate agents have their own leases. should the contre taken in making changes in against possible constructural contingencies. Should the contract be excused from any part of the work it should be clearly understood that an allowance is to be made therefore. If the allowance
can be fixed in advance a source of possible dispute may be avoided. Changes in the contract always should be in writing, if not in the form of a contract, and where it is based upon a verbal agree-
ment, the architect or contract should ment, the architect or contract should
mail a confirmatory letter covering his mail a confirmatory letter covering his
understanding of the agreement thus made and retain a copy of it for his own file.

# HOW FACTORY EXITS CAN BE MADE SAFE. 

Supt. of Buildings Miller Doubtful of New Fire Protection Bureau Equaling Public Expectations-Suggests New Requirements to Legislative Commission.

THE menace of inadequate means of exit from commercial and manufacturing buildings has been allowed to exenement house problems were long disregarded. No blame can be attached to any municipal department because the law, so far as public opinion has sustained
it, has been enforced. So far as the it, has been enforced. So far as the
Bureau of Buildings in Manhattan is reBureau of Buildings in Manhattan is re-
sponsible it can be said that never before sponsible it can be said that never before
has the subject of proper exit facilities received so much attention as now, and during a period long antedating the mriangle Waist factory fire. That unforfunate occurrence caused the public at large to realize that and the danger a real one.
So far back as 1902 the present Superintendent, Mr. Rengine $P$, the Bureau was then the chier ensmeer basis for he present reguirements for stairs and fire-escapes, and in the performance of his duties he often succeeded in securing for new buildings better exit facilities and protection in case of fire than what the law was understood to require, by having stairs enclosed with fire-proof walls when they might have been open, by dividing buildings into sections and large foor spaces into smaller areas, by introducing interior partitions ane or two cases providing fire towers. As one of the Commissioners for the revision of the building code in 1907, the present Superintendent of Buildings in Manhattan provided the sections on fire-escapes and for the first
time had inserted the provision for fireowers.
The law did not require any systematic inspection on the part of the Bureau of Buildings, and the force assigned to that work was intended to handle only the
complaints that reached the Bureau complaints that reached the Bureau
through the State Department of Labor, through the State Department of Labor,
the Fire Department and other sources. the Fire Department and other sources.
The work of this force, which is called The work of this force, which is alled
the "Public Safety Division," also included the inspection of theatres and other places of amusement when requested by the Police Department and the Bureau of Licenses, and, further, the inspection of hotels at the request of the Excise Department. Of course the division as equal to a systematic inspection of workshops and factories.

## Interior Fire-Escapes

Superintendent Miller estimates that there are twenty thousand buildings in the
Borough of Manhattan alone in which one Borough of Manhattan alone in which one or more workshops or factories exist. He
believes that as far as possible the exits necessary to any building should be provided within the building itself, rather than on the outside. This is quite posfor existing buildings in a closely built community like Manhattan great difficulties have been experienced in carrying out the general principle. Resort must and sometimes even to the unsatisfactory exterior fire-escapes.
Then there has been the handicap of legal red tape. In order to enforce a penalty it was necessary to start legal a remission of the penalty. Out of 170
penalties incurred in the year 1910, through failure to provide fire-escapes promptly when notified, judgments were obtained in only nine cases, and in no in-
stance was the city able to collect a stance wa
judgment.
A notable instance was the case of the new exits installed on the Madison Square Garden. It was in March, 1902, that the
order for the outside stairs was first is order for the outside stairs was first is-
sued. This order was superseded by another in 1907, and was soon after sent to the Corporation Counsel for prosecution.
The stairs called for by this order were The stairs called for by this order were
only erected in the early part of 1910 , and judgment secured in March of the same
year, which has not yet been paid. The general moral effect of such proceedings on other cases is practically nil.
Sometimes recourse is had, but only in flagrant cases, to a complain under secthe matter before a Magistrate, who generally directs a compliance within a certain time, after which, if the work is done, the complaint is dismissed. Or, if the work is not done, he grants further delay or holds the offender for Special essions. All this again me
no general moral stimulus.
The provisions of Sections 776 and 776-A of the recently enacted Fire Preunder which the Fire Department may, upon the refusal or neglect of the responsible party to do so, execute such order with its own employees or equipment, or by the employment of other comes a charge against the responsible parties or a lien on rents and compensation due, will not, in Supt. Miller's opinion, be effective, inasmuch as the responsible parties cannot always be reached and the lien may therefore stand indefinitely. The lien may even prove uncollectible because of other encumbrances. Tenants whose leases have only a short time to to delay the payment of liens in the hope of saddling them on the landlord.
The most effective way, in his opinion, to have prompt compliance with orders is to confer on the administrative authority summary powers to vacate and shut up any manufacturing building until the and the building made safe.

## New Recommendations.

In a brief which Superintendent Miller has forwarded this week to the New York State Factory Investigating Commission he says the problem of adequate exit facilities divided itself into two parts -exits from buildings hereafter to be erected and existing buildings, and he advised that the present requirements
supplemented by a few additional ones. Those which he considered fundamental and should be incorporated in the law govgiven as follows:
door stair or passageway shall be less than three feet four inches wide in the clear.
At least two separate staircases with the necessary doors and passageways shall be provided for any over three stories in in area. When more than one is required the stairs shall be so placed that at least one is always accessible to the occupants in case any one of the others is rendered impassable for some reason, and that it will not be necessary to travel more than eighty feet in a direct horizontal line to reach either one of any two.
2. Every stairs shall be enclosed in an approved fireproof construction and shall have a direct exterior outlet to the street or to a court leading to a street, at the ground floor
3. The risers and treads of stairs shall be so proportioned that the stairs furnish a safe and comfortable line of travel. The height and the treads shall be not less than $91 / 2$ inches wide except that winding treads having a minimum width of 6 inches at one end and an average width not exceeding $91 / 2$ inches, may be used where straight runs are impracticable or undesirable. All treads other than wind ing treads and risers shall be of uniform dimensions in any one flight.
4. No flight of stairs shall have a vertwee rise of more than twelve feet beand in floors or intermediate platforms spaced equigistant between upper and lower limits.
5. The aggregate clear width of doors and passageways intended to serve as exits from any building or part of a
building shall be at least twelve inches
for every twenty persons to be accommodated, provided none is less than forty
inches wide. 6 inches wide
6. The aggregate clear width of stairs and stairhalls shall be such that the stairs in any story of a building may accommopersons ordinarily occupying or permitted to occupy any one floor above the flight of stairs under consideration, on the basis that at least twenty inches of width and one and one-half treads are required per person.
7. When the building is of thoroughly fireproof construction with no communication from floor to foor except by elestators in solid fireproof encrosures and in elsewhere described, and all openings to the outer air are protected by metal and wire glass windows or doors of approved construction, a reduction of twenty per cent. in the aggregate width specified may be made.
8. When an approved equipment of automatic sprinklers is installed in any building, a reduction of twenty-five per be made.
9. When fire walls of such strength and construction as to resist fire for at least thirty minutes, equipped with adequate openings protected by approved automatic fire doors, are provided, a reduction of thirty-three and one-third per cent. in the aggregate width specified may be made.
Would Prohibit Tall Factory Buildings.
The effect of the provisions here out lined," Superintendent Miller says, "would lined, Superintendent Miller says, would be to practically prohibit the use of tal tories, etc., where large numbers or people are employed, unless the same are of fireproof construction and equipped with fire towers, automatic sprinklers and fire walls, or some of them. These several al lowances would make it possible to re duce the required widths of staircases to such an extent as to make them practic able. If all of these provisions were made in all buildings cited above, the stair cases would in all cases be reduced to such of extent that only the minimum number of minimum width wou
the five examples cited
The provision of adequate facilities in the case of existing buildings is not so simple a mer The ims handled in a dras tic manner. The importance of it, how ments. If it were possible, the use of ments. If it were possible, the use o factory or similar purposes, should be pro hibited unless the buildings are provided with the exit facilities hereinbefore speci fied for new buildings. This would mean however, the abandonment of the majority of buildings now in use for such purpose and the compulsory equipment of practi cally all the remainder with automati sprinklers or fire walls and enclosing o open stairways. Something, however, must be done to improve present condi tions. If the specific requirements out lined above cannot be applied, only gen eral requirements can be laid down, as
the problem varies so much in the many the problem varies so much in the many "The following ome time past, harinciples which, for the Bureau of Buildings of Manhattan may furnish or quirements:

In any existing non-fireproof building more than three stories in height, used for ousiness purposes above the first story
where the exit facilities are inadequate additional safeguards must be provided, "First, by the construction of an interior wall of fireproof construction, properly supported, dividing each and every story into two or more sections, and having the necessary openings equipped with fireproof
'Second, by the enclosure of existing stairways and entrance halls in suitable fireproof construction, properly supported with fireproof doors in the openings; or uccess to the street In existing fireproof buildings, where he exit facilities are found to be inadequate, proper provision shall be made by he encrosure of open stairways, the use 1 self-closing freproor doots across the orridors; and the construction of intetion having the necessary openings provided having the necessary
"Bridges across yarās or courts from ne building, to another are to be highly commended. Mr. Miler contires. side fire escapes, so-called, are not to be considered satis in extreme sases where dot possible to do anything doe should be of substantial etter. onstruction, of ample dimensions and stairway to the ground.

It is possible under the present law to secure a permit for one kind of a building and to use that building for an enirely different purpose provided no maerial alterations are made arter the bunges ng is completed. Even minor changes ng to the erection or parnsel, do not require a permit from the Bureau of Buildngs, and hence do not make a change of occupancy unlawful. To bring existing buildings also under the operation of these requirements, it should be provided that wherever alterations, repairs or enlargements of such buildings are made or inended, permits for such changes shall not e granted hal furst have oeen oupied in the same manner as it was last occupied continuusly for at least six months previous to the application. This is necessary, as it he apps not infrequently that in order to avoid making certain changes required by aw in the alteration of a building, the ccupancy is changed just before the application for the alteration is made.
"It should further be provided that as oon as practicable all owners of existing buildings shall file applications for certificates of occupancy for such use as the building is put to at the time of the application or its last actual use. To concy it should be provided that no change in $t$ shouncy pe provided that no change out first obtaining a proper certificate and no such certificate shall be issued unless he building complies with or shall be made to comply with all the legal requer
"Th er the proposed fire drills is
matter worthy of some consideration. It seems to me, however, to lose its import nee, if adequate exit facilities and other it is possible to do so, an organized fire drill will no doubt serve an excellent purpose. But in the case of factories the difficulties of such drills are more than proportionately increased with the number of separate concerns occupying any building until, in very many cases, it becomes matter of practical impossibility. What can and should be done, however, in all factories is the instruction, by posted notices, by circulars, by repeated oral announcements, etc., of all employees and occupants as to the location exits, stairs, the use of safeguards against loss of life by fire, the means provided for the extinguishment of fire and all other matters that will aid in saving life or avoiding panic. The testimony of many of the workers in the Triangle waist factory would seen to incate that a very large proportion of factory employees do not "By the enactment of the socalled Fire Prevention Bill, Chap. 899, Laws of 1911, the recent Legislature has transferred the jurisdiction over exit facilities to the Fire Department, treating it as a matter of fire prevention. This I consider a mis take, the evil effects of which are not yet apparent, but will undoubtedly appear later when the new bureau is organized. The introduction of adequate exit facilities nto new buildings is a matter so closely related to the design and construction of the building that it should come within the jurisdiction of the same official who administers the Building Law. The hardship inflicted on an owner or builder by the ordering of exit facilities by some
other authority than the Bureau of Buildings may be indicated by an illustration ngs may be indicated by an illustration. say, for factory purposes. Plans are submitted as required by law to the Bureau of Buildings. The exit facilities are ar ranged as the applicant understands the law. Perhaps they are amended and rearanged to meet the objections of the erected of Buildings. The building is plan and is occupied. The Fire Department inspects, and in its judgment requires additional exit facilities. Can any
builder or owner be sure that he won't have to rebuild or enlarge when he is erecting a new structure. Or, again, in an existing building additional facilities are called for. To provide them alterations in the building are necessary and plans are filed with the Bureau of Buildings. It plans that for structural reasons, they are impracticable, or perhaps even only very expensive. A modification of the plans could make the work quite possible without sacrificing safety. The Bureau is without authority to permit changes in the ther department's orders. The necessary passing back and forth between the two departments would not only be troublesome to both departments and the applicant, but would also mean additional delay in providing the exit facilities. Besides the responsibility over the work is not so readily placed as when only one department has jurisdiction
The difficulties here illustrated might be endured if any advantage were obtained by the double authority. The Fire Department has not at the present time the organize a force to do it. It is less trouble for the Bureau of Buildings to liss trouble thing, with the advantage that its same thing, with the advantage that its pas better for a proper enforcement of quirements
In closing Superintendent Miller emphasizes the following points
Radical measures, putting to test the courage of your commission, are neces sary for a proper solution of the question of the safety of factory workers and others against fire.
Systematic inspection to see that safe conditions are maintained should be provided.
Ample authority should be given to the administrative orficer to secure com pliance with the provisions of law.
The necessary exit facilities and physica safeguards should be prescribed in sufsafeguards should be prescribed in
ficient detail to fix a safe standard
The number of occupants should be facilities provided.
The occupancy of a new building or the change of occupancy of an existing build ing should be prohibited until a certificate has been issued by the proper authority. trice drills, or at least adequate in ing ing life, should be demanded in all work The and factories
inspectiondion over exit facilities and connection therewith should administer the Building Law.

New Wage Schedule in the Marble Tra de The strike in the marble trade was deback being re-employed under the term of the Marble Industry Employers' Association. The strikers have not Anl gained nothing for their four months of idleness, but they have also lost their unions, as the employers hold to their determination not to recognize the Whitestone and Reliance associations again.

The strike was for an advance in wages of 50 cents a day and new working conditions for the polishers and rubbers. The cutters and setters struck in sympathy and all were locked out. While the wages of the highest paid men will remain the same, in other cases the wages will be graded. The carvers, who had been paid these before the strike, will continue at ceived $\$ 5$ es, but the setters, who all re three classes, $\$ 4$, 50 be graded int respectively, In $\$ \pm, \$ 4.50$ and $\$ 5$ a day respectively. In other branches of the flat rate of $\$ 5$ a day, the wages will be graded.

## Yale \& Towne's New Move.

The Yale \& Towne Mfg. Company has arranged with the firm of John Downey to erect at Nos. 9 and 11 East 40 th street, New York, a building for the exclusive use of the company, under condi tions which secure to it a long tenancy For many years the executive offices of the company and its city store have been located at $9-10$ Murray street. The de tion on the expiration an uptown locaMay 1919 is indieative prent lease ing trend of business concerns to ge away from lower New concerns to ge
-An appeal has been made to State Fire Marshal Ahearn by State Historian Holden to save from destruction the build ing at Southampton, L. I., which is beYork state. It was erected in 1642 and was condemned recently by the State authorities.

## AN ORIGINAL DESIGN.

Bachelor Apartments and Commercial Lofts Combined in Same Building.
An interesting building of original design is under construction at 29 West 3sth street, for E. B. Springs, from the designs of Hazzard, Erskine \& Blagden, architects. The complaint so often heard that good architecture and practical re quirements do not meet in the construction of modern business buildings in this
city, has in this case been answered in a city, has in this case been answered in a
most satisfactory way most satisfactory way.


Hazzard, Erskine \& Blagden, Architects. bacheler apartments in a business building.
The problem to be solved was a difficult one, i. e., the combination of both do mestic and commercial architecture in the same building on a 21 -foot lot. The two upper floors are to be used as bache for apartments by the owner, and th lofts, the building being of fireproof construction building bel
The style chgnout.
The style chosen by the architects is a modern adaptation of the Italian Renais sance, this style giving tre greatest freerequirements. The extreme simplicity and apparent care with which the design has been carried out should appeal both to the layman and the artist.
The white marble facade, with green tile above the cornice, should give an excellent color combination. The interiors of the two upper floors are especially at tractive in design, the living-room on the fifth floor being paneled in whitewood, and the dining-room on the sixth floor in mahogany, while a loggia, off the dining room overlooking the street, is a very at tractive and unusual feature
Hazzard, Erskine \& Blagden, the architects for this building, have plans under way for a 6-sty building to be erected on the adjoining lots, which have just bee Sold to Mr. Springs, through Tucker Speyers \& Co.; so that the 6-sty structhe owner, but will protect the light of the larger building.

## W'HAT'S DOING FOR BRONX WATERWAYS

## Progress of Harlem River Improvements-Pier Lines in Question-Bronx Kills to Be Opened-Westchester Creek Work Held Up By Demands of Riparian Owners.

A HEARING will be held next Wednes Dock Department by Col. W. M. Black, head of the U. S. Harbor Line Board, and Commissioner Calvin Tomkins, on the general subject of Bronx waterways, but River harbor lines. The existing bulkhead and pierhead lines have been in
force along the Harlem since the year force along the Harlem since the year
1890 . The map which the U. S. Government then promulgated contained a footnote to the effect that solid fills for
piers would be permitted outside of the piers would be permitted outside of the
bulkhead line. In the score of years that have intervened riparian owners have acted under this permission, but the Government has lately held that these solidly filled piers are illegal, for the reason that by the Government. From the present proceedings the owners hope to have their premises validated
Important as the settlement of the Harlem River pier lines will be to individuals, the proceedigs werch work ima minor phase of the larger work of mBronx or the still larger matter of reorganizing the port facilities as a whole sioner Tomkins. As the Government's authority extends to the pierhead lines it is charged with the duty of improving the navigation of the waterways in Bronx are more particularly interested at the present time. There was a hearing last September and a water trip in November in which the national, city and borough officers particinow progressing well. Citizens in the Bronx who have been active in the matter as ex-Congressman Goulden and the pres-
ent Congressman Steven B. Ayres, are ent Congressman Steven B. Ayres, are
satisfied with what has been accomplished satisfied with what has been accomplished
so far. so far.
The local projects in which the Bronx public are most interested consist of first, the improving of the Harlem Ship Canal; second, the deepening of the Bronx kils, Creek, and fourth, of the Bronx River The contemplated improvement of the ship canal includes the straightening of rounds land occupied by the Johnson foundry. A straight channel would be much more advantageous to commerce the shore property. The opening up of the Bronx Kills to navigation would be appreciated by more interests than any other project on the list. It would pro-
vide a short cut from the Harlem and the Hudson to the Sound for small vesels which now take a chance in going Many believe it would cause various steamboat lines to establish terminals on the Harlem. The improving of West-
chester Creek and the Bronx River would chester Creek and the Bronx River would be greatly appreciated by building ma-
terial and real estate interests, as it would terial and real estate interests, as it would
facilitate building construction. The two facilitate building construction. The two projects last named are being interfered
with, the Record and Guide is officially With, the Record and Guide is officialy informed, by the excesslve fees which for the privilege of dumping the spoil from the privilege of dumping
At the present time the Government is improving the Harlem in excavating ledges $\$ 200,000$, extent or an appropriation signed for further improvements in Hell Gate under an appropriation of $\$ 250,000$. This work will be directed against Middle Reef, the Middle Ground off Sunken Meadow and in the channel between North and South Brother Island in the East River. Bids were received by Colonel Black for the contract for the improve-
ments to Westchester Creek, but all were considered too high and all were rejected. The work will be readvertised. The contractor will have to provide his own
dumping grounds. The bed of the creek dumping grounds. The bed of the creek of nine feet below mean low water. Westchester Creek is a tidal stream
Thated about $21 / 2$ miles west of Throgs situated about $21 / 2$ miles west of Throgs
Neck and extending from an estuary of Neck and extending from aus estuary of Old Ferry Point about 1.7 miles to the town of Westchester. The width between Westchester to about 500 feet at the entrance at the estuary. When surveyed in 1891 the creek was navigable at mean low water for vessels drawing $31 / 2$ feet
and had a navigable channel width from about 20 to 80 feet proje original, which is also the existing act of June 25 by the river and harbor act of June 25,1910 , provides for a channel 9 feet deep at mean low water, thence 80 feet wide across the estuary above Scriven's wharf, and thence 60 feet wide to the head of navigation
Eastchester Creek, which is also to be improved, is a small tidal stream empty ing into East Chester Bay. It was originally navigable at high tide for. vessels drawing 7 feet as far as Lockwoods, a dis-
tance of 21, tance
The existing project, adopted by the river and harbor act of June 25. 1910 provides for a channel 5 feet deep at mean 1,900 feet below Pelham Highway Bridge to about 700 feet above the New York New Haven \& Hartford Railroad bridge; thence 100 feet wide to about 1,200 feet wide to about 300 feet above Fulton feet nue Bridge, in accordance with the report submitted in House Document No. 1250 Sixtieth Congress, second session. Esti mated cost, $\$ 103,000$, and $\$ 3,000$ annually for maintenance.
The Harlem River work was first taken up in the year 18i4. The existing project dates from 1878 , but was modified in 1886 and 1893. It provides for a continuous channel 400 feet wide and 15 feet deep at mean low water from the East River to the Hudson River, except at Washington Bridge, where the width was made 354 feet, and at the rock cut through Dyck man's Meadow, where the width was re-
duced to 350 feet and the depth increased to 18 feet. Estimated cost, $\$ 2,700,000$. The project is based on report printe in House Document No. 75, part 9, Fortyin House Document No. 75, part 9, Forty $30,1911, \$ 1,565,038.68$ had been expended on the present project, all for improve-

The expenditures made during the last fiscal year resulted in removing shoals in the westerly side of the river between East 112th and East 120th streets, in re moving material overlying ledge rock in East 120th sid Fast channel betwee in increasing the width of the channe between Madison avenue and East 145th street bridges, about 50 feet. About 5 S per cent. of the work proposed under the present project has been completed.
The project for improving the Bronx River provides for making a channel four feet deep at mean low water and 100 feet thence to Garrison street 60 feet wide and thence to Garrison street 60 feet wide and
thence to the head of navigation 50 feet thence
wide.
About 78 per cent, of the work proposed under the present project has been completed and has resulted in a channel from the mouth to the turn east of the gas works with depths of from 3 to 6 feet at mean low water and with diminishing widths as projected, except at and below Westchester avenue, except at and below duced by ledges of rock. Above the gas works the channel remains in its original condition, except for the partial removal of rocks and bowlders which obstructed navigation in the vicinity of the dyeworks wharf, and of a few rocks which the projected improvement. The head of channel has deteriorated to a considerable extent.

## The People's Side of It.

A representative of the Record and Guide called on former Congressman J. situated in his found him comfortably As usual he was busy between callers and in the management between callers ness that he and hent of the large business that he and his son have built up, premiums to more than half a million
To the question, "What, in your opin ion, is the view of the people of the Bronx generally as to the methods of the national and city authorities in improvGg the waterways of the borough?" Mr. Goulden replied: "The former should complete the Harlem River improvement as speedily as possible so that it may ge finished and ready to receive the greatly increased traffic when the impleted. That will be within three com"Again, the United States engineers.
after an exhaustive examination, have just reported to Congress on the feasibility and practicability of the Atlantic Deeper Waterway, an inside route from Boston
to Florida, which includes the Harlem River and Bronx Kills route, thus avoiding the dangers of Hell Gate and the Battery. Within five years this additional demand on the facilities of the waterways named will be made; hence the urgent necessity of putting these important links between the Hudson River and the Sound in first-class navigable condition.
"The Bronx kills have been under consideration by the national government for more than twenty-five years. General Newton, the engineer in charge of the Hell Gate improvements in 1883, first apgress in 1902 When first elected to Conhave the Committee on Rivers and bors and the Governmentivers and Harto the Bronx to see for themselves This was done and a splendid reces. This corded to both bodies by the North Side Board of Trade, who were the hosts these occasions
"The impressions created were favorable as evidenced by the appropriations B nearly one million of dollars for the Bronx
lowing

The engineers, because of an objection at the public hearing raised by a certain railroad man as to the effect of the tides and currents on navigation at the Willis Avenue Bridge over the Harlem, began This has continued steadily up to date, preventing an appropriation for the Bronx Kills. No monies can be voted for any improvement unless the project has the Engineers the Bo Engineers.

The Bronx River improvement as approved by the engineers is nearly completed, some fifty-odd thousand having made for further development. "Westchester Creek and Eastchester Creek, running through the northern part being improve to
"The East River, lying to the east of the Bronx, has been properly taken care of. In this connection permit me to say that my successor, Congressmen Steven B Ayres, is thoroughly alive to the future needs of these projects and will obtain good appropriations for each one. He is faithful in his attendance and stands "In answer to th.
"In answer to the question, what should the city do, Dock Commissioner Tomkins, the able and faithful official in charge, knows the wants of the waterways additional city and the importance of adamiliarized himself the Bronx. He has and realizes the need by rrequent visits docks to accommodate many more public creased traffic to the she the largely in "He realizes fully that the completion of the State Canals, of the inland system of waterways from of the inland system with the immense growth of population in the borough, that much is needed in the way of docking privileges in the waterways of the Bronx and is preparing plans for the same."

## Commissioner Tomkins at the Maritime Exchange.

On Wednesday noon the Commissioner of Docks and Ferries, Calvin Tomkins, answered in person a written inquiry from the Maritime Exchange as to the status of the plans for the improvement of the harbor in view of the near completion of the Panama Canal and the The Barge Canal.
The Commissioner in an address told the exact status of affairs. He directed at tention to the fact that a plan and policy himate for the improvem Board of Esistration the North also a new plan providing for long for transatlantic steamers and berths plan and policy for the improvement a the South Brooklyn waterfront, and he said that it was his judgment that the Board of Estimate and the Sinking Fund Commission should arrange for public hearings on these plans. The Exchange adopted resolutions calling for action on the part of the municipal boards named and other resolutions complimenting the present administration of the Department of Docks and Ferries.


Holy Trinity Church, West 82d Street, New York Jos. H. McGuire, Architect
J. J. White, Builder

Large Columns and Frieze of Atlantic Polychrome Terra Cotta
Permanent durability, among other practical qualities, and the possibility for appropriate modeling, among other decorative properties, are enough to warrant investigation of Atlantic Terra Cotta.
Writing for the Atlantic Booklet, on "Church Construction," is the first step.

## Atlantic Terra Cotta Company

1170 Broadway, N. Y.

## SEVENTH AVENUE.

A New Association Asks the City to Build a Subway for the Middle West Side. The Seventh Avenue Association was organized on January 12, 1912, for the purpose of advocating the extension of
lower Seventh avenue the building of a lower Seventh avenue, the building of a
subway in Seventh avenue and the obsubway in Seventh avenue and the ob-
taining of improved transit facilities, and the improvement of civic conditions generally in and about the avenue.
The following is a list of officers and members of the executive committee,
elected at the first meting, which was elected at the first meeting, which was and about Seventh avenue and persons
interested in the improvement of not only the transit facilities but also in the neighthe transit facilities
borhood generally:

Officers: Thomas Dimond, president; Isadore Saks, Frank J. Cassidy, George
Stadtlander, vice-presidents; Walter F. Peacock, seeretary; William H. Archi-
bald, treasurer; Francis R. Stoddard, Jr., bald, tre
Executive Committee: Wilber C. Goodale, chairman; William Rosenbaum, John Coleman, Theophile Kick, W. Irving Scott, Benjamin Freeman, John F. Baber, ert Alexander, Jacob Bardusch, Edgar T Smith, Louis Schrag and Bernard Courtney.
The meeting of the officers and execu-
tive committee was held Thursday, January 18, at the office of the president,
Mr. Dimond, at 139 West 32 d street, and was attended by the following officers and executive committeemen: Messrs. Dimond, Cassidy, Peacock, Archibald, Stoddard, Goodale, Rosenbaum, Scherer Coleman, Freeman, Baber, Alexander Schrag and Courtney
There was serious discussion at this
meeting yesterday afternoon upon the meeting yesterday afternoon upon the and other much needed improvements in and about the avenue generally. It was is practically isolated from the other important thoroughfares of the city of New York by reason of the lack of proper connecting transit facilities.
There was further discuss
pending negotiations between the the of New York and the Interborough Rapid Transit in respect to the construction and operation of the lines necessary to complete the "H" subway system as originally
planned, and as there seems to be some planned, and as there seems to be some
uncertainty as to the outcome of said negotiations, and as this association earnestly desires the construction of a West Side subway, the following resolution was unanimously adopted:
Whereas, At a meeting of the associ-
ation held on the 12 th day of Jamuary ation held on the 12 th day of January 1912, a resolution was passed recommending and directing the executive commit-
tee to meet as soon as possible and take tee to meet as soon as possible and take
up the consideration of the matter of the up the consideration of the matter of the Seventh avenue extension and the subway
in Seventh avenue and to state the position of the association with respect thereto; and
the said association exutive committee of careful consideration, and
Whereas, Certain conferences or nego tiations are now reported to be in progress between the city of New York, repreCompany and the Interborough Rapid Transit Company respecting the construc-
tion and operation of the lines necessary tion and operation of the lines necessary to complete the "H" su
originally planned, and
Whereas, The status of the negotiations and the prospect of reaching an agree-
ment between the city of New York and ment between the city of New York and
the Interborough Rapid Transit Company has not been presented to the public, although newspaper interviews reported to
have taken place with certain persons in have taken place with certain persons in is uncertainty as to the Interborough ditions which will be acceptable to the city of New York, and
Whereas, This association voices no tion taken by the city of New York, as represented by its officials or by the Interborough Rapid Transit Company, the full financial conditions to be considered
by both parties being not within the province of this association to thoroughly analyze; but
Whereas, This association earnestly de-
sires the construction of a West side sires the construction of a West Side
subway reaching all boroughs of the city at as early a time as possible and believes
that the immediate settlement of this controversy, now many years old, is of paramount importance to the city of New Yesolved, That should the city of New

York and the Interborough Rapid Transit Company fail to reach immediately an agreement, it is the opinion of this assoat once and irrevocably commit itself to the construction, independently of the Interborough Rapid Transit Company,-of the subway from the Lexington avenue route across below 42 d street to and tery and over to Brooklyn, being the route as laid down and recommended by the Chamber of Commerce as best meeting the needs of the entire city, and which was determined after an extensive and mpartial consideration by that body
Resolved, That the city of New York in ease of its failure to agree immediately
with the Interborough Rapid Transit with the Interborough Rapid Transit Company upon the question now pending
should commit itself to this plan by the should commit itself to this plan by the
construction of that portion of this said construction of that portion of this said
route from time to time as the financial route from time to time as the financial
condion of the city of New York will condition of the
Resolved, That a copy of this resolution Board of Estimate and Apportionment of the city of New York, the Public Service Commission of the First District, and the Interborough Rapid Transit Company.

## NEW ROAD FLAGGED.

The Westchester \& Boston Cannot Be Operated Until Completed to the Harlem. The New York, Westchester and Boston Railroad Company has notified the Board of Estimate that it will be unable to have its road completed between 174 th street to the city line by February 2, the date fixed under the agreement with the city, and has asked for an extension of
time. The main line is completed and ready for operation from Bear Swamp road to the city line. Between Bear Swamp and Unionport roads the railroad could be made ready for operation in a short space
The company intended as soon as its road was completed as far south as
Adams street, to commence operations Adams street, to commence operations
from the north to that point; but the Board of Estimate has adopted resolutions prohibiting the operation of any portion of the railroad until such time as the Harlem River is completed line and the Harlem River is completed, in order avenue subway station the East Tremont taken after hearing a report from Chief Engineer Nichols of the Bureau of Franchises, following an investigation. The report stated that:
'The company intends as soon as its road is completed as far south as Adams point. In this connection it may be pointed out that the contract of August 2, 1911, provides for a spur from the transfer station near Adams street to the line of the Interborough Rapid Transit Company on Boston road. This spur has been partially constructed and work is under way on the unconstructed portions of it.
"I believe the Board should determine Whether or not it will allow the company to put in operation only a portion of its route or whether before any operation of the entire line between thinsist upon boundary of the city and 174 th street be-
ing completed. The franchise of the coming completed. The franchise of the com-
pany is for a four-track road which, bepany is for a four-track road which, be-
tween 174 th street and the Harlem River, has been laid out so as to overlap the line
of the Harlem River and Port Chester of the Harlem River and Port Chester
Railroad Company for a distance of about Railroad Company for a distance of about
thirty feet. It is the intention of the Westchester Company to operate south of 174 th street over the tracks of the Port Chester Company; an agreement having panies for the construction the two common portion of their routes of the comby the Harlem River Company. By the terms of this agreement the Westchester Company is granted a right in perpetuity common right-of-way and those of the Harlem River Company lying to the east "Should the Westchester Company be allowed to operate only as far south as passengers to the subway at West Farms, it will mean that the traffic will be con-
gested at the Tremont avenue station of gested at the Tremont avenue station of
the subway and the number of passengers carried on this already overcrowded line increased. This increase in the number of passelyers will be largely, if not alby the line of the Westchester brought from points outside of the city and not by residents of the Borough of the Bronx for whose convenience this portion of the
subway was primarily intended. It seems the line of the New York, Westchester the line of the New York, Westchester of commuters and therefore be at its heaviest during the so-called 'rush hours' in the morning and evening, when the "On the other hand should the Board prohibit the operation over any the Board the company's road until the entire line has been constructed to 174 th street, it is probable that no inconsiderable portion of the traffic would be diverted from the subway at West Farms and carried to the terminus of the line at the Harlem River and thence taken into the Borough of Manhattan by way of the 2 d and 3 d avenue elevated lines, thus relieving to some extent the extra burden to be imposed upon the subway. As the company is anxious to commence operations over the constructed portion of its road at the earliest possible date, action of this
character by the Board would have the character by the Board would have the road."

## TRADE LITERATURE.

## Atractins Artention to Circulars.

One of the current novelties being circulated in the building trades is the dis-
tinctive one of Toch Brothers of 320 Fifth avenue. It is in the form of a double postcard on the two-page reverse of which is a wash drawing of a steel skeleton building half enclosed. The third quarter of the elevation shows the steel work coated with Tockolith and the "R. picts the steel, with only the first coat applied.
In the make-up of this circular nothing has been forgotten in the way of making the card timely and interesting. Primarily the card was designed to introduce these two steel coatings, therefore at the very top are two samples of the paint applied, and notes about their application. of its worth, insofar as it is shown that of its worth, insofar as it is shown that had its steel protected against electrolysis, had its steel protected against electrolysis, architects, Buchman \& Fox, through the Hay Foundry \& Iron Works, steel contractors for this operation.
Another suspicious feature is the enordinarily used for the address is side to a picture in four colors of the Metropolitan and Woolworth buildings, the two tallest inhabited structures in the world, the steel of both of which buildings is protected by these two paints. It is a clever way of showing the import-

## Shows as Publicity Diffusers

A tiny lamp set in a prominent place on a dark night may be seen for miles thing for the particular product it is devoted to. It carries its message even to those who do not attend because it impresses them with the enterprise and progressiveness of that particular industry Portland cement manufacturers have taken tremendous strides in the matter of perfecting large public industrial exhibitions. Starting in Chicago, less than half a dozen years ago, on a small scale, it has risen in importance as an annual event until this year when three will be held. The first will be held here from January 29 to February 3 , the second
will be in Chicago from February 21 to will be in Chicago from February 21 to
28 , and the third in Kansas City from March 14 to 21.
Originality counts a great deal in the success of enterprises of this kind. In this respect Mr. J. C. Beck, the publicity In a four-page folder that is a genius. by the hundreds of thousands all over the country the question is put up fairly to the reader as to why he should attend the 1912 cement show.
After telling its scope he sets forth the reasons for attendance. Personal benefit, economy, instructiveness and sociability are some of the reasons, but they are good
-The subscriptions to the annual banquet of the New York Lumber Trade Asmonico's on Thursday, February 1, insure the usual successful gathering of the local trade.
-While no definite announcement has yet been made as to the securing of new quarters for the Lumbermen's Club of New York City, it is reported that sev-
eral attractive plans are being considered eral attractive plans are being considered.
The club is now in the building adjoining the Hoffman House which is to be demolished.

## Here's a "Shadow Picture" or "Double Photograph"

## which emphasizes the important position achieved by


(AMERICA'S FINEST HARDWOOD) in hundreds of typical
HIGH-CLASS INTERIOR SCHEMES. There is not an interior trim wood in the market as good as good RED GUM. Although peculiarly amenable to staining in simulation of other fine woods (and often so used),

RED GUM'S NATIVE BEAUTY AND DIGNITY
render its "NATURAL FINISH", preferable in the eyes of many exacting critics.
ITS DISTINCTION AND ELEGANCE ARE NOT COSTLY
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View in the six story "OXFORD APARTMENTS," Union and McPherson Avenues, St. Louis
Mariner \& Le Beaume, Archts. W. H. Sutherland Bldg. Co., Cont. Gum Trim by Mechanics Planing Mill Co.
At its present price RED GUM is the most remarkable purchase in the entire hardwood field.

## ALSO DON'T FORGET

ALSO DON'T FORGET


In places where White Enamel trim is required $\boldsymbol{S A P} \boldsymbol{G U M}$ is the ideal material. Not only does it take and hold the White Enamel better than any other wood, but it is possible to get good SAP GUM cheaper than any other wood hitherto used for White Enamel Woodwork. SAP GUM presents remarkable qualities where moderate priced trim of good appearance is desired. Another field in which $\underline{S A P} \boldsymbol{G U M}$ has reached supremacy is in the manufacture of porch columns. SAP GUM takes stains and wood dyes beautifully, and the popular Flemish, Mission and Weathered Oak finishes are easily reproduced in SAP GUM. 'Stains on Gum Don't Fade. (Store up that point.)

Anyone planning to build apartment houses, office buildings, hotels, residences or specially designed furniture, should defer final arrangements and correspond at once with any of the following firms regarding samples, prices and lists of important buildings of all types wherein RED and SAP GUM have been used with eminent practical success and signal artistic satisfaction.

## ANDERSON-TULLY COMPANY

HIMMELBERGER-HARRISON LUMBER COMPANY BAKER LUMBER COMPANY
LAMB-FISH LUMBER COMPANY
CARRIER LUMBER \& MANUFACTURING COMPANY THREE STATES LUMBER COMPANY CHARLES F. LUEHRMANN HARDWOOD LUMBER ĊO.

Memphis, Tennessec Cape Girardeau, Missouri Turrell, Arkansas Charleston, Mississippi Sardis, Mississippi Memphis, Tennessee St. Louis, Missouri

## BUILDING MATERIAL MARKET.

## Cold Weather Nearly Paralyzed Many Departments.

Steel Interests Pleased With Success in Keepin Prices From Raising-Front Brick Demand Weaker With Prices Steady-Cement Quoted From \$1.18-\$1.25
C ONTINUED cold weather, which prevailed up to the middle of this week practically paralyzed basic ould not work and riding conditions were such as to prompt trucking contractors to keep their horses off the street as much as possible common brick was in a dead market with only four cargo sales reported for last week. Front brick is in fair inquiry with prices ranging from $\$ 28$ to $\$ 32$ a thousand, which was practically the level at this time last year. of seventy-eight to tained its level of seventy-eight to very light. Building stone is inactive but the condition is seasonable. Structural steel has been reported as low as forty-two cents owing to competition among fabricating shops and structural mills. Tin is reported to have taken mirop of $£ 7$ to $£ 10$ abroad, and the local market dropped from two to two and quarter cents on January, February and later positions. Spot, however, is prac ticaly cornered.
feel somewhat lumber are inclined to building season prices regarding 1912 rumors of very heavy Western and Southern timber deals in which New York interests are said to be very heavily involved. Portland cement seems to be in a spineless market with quotations run-
ning from $\$ 1.1 S @ \$ 1.25$ a barrel, five hunning from dred lots, dock New York.
dred barrel lots, dock New York. pine are quoted at $\$ 28 @ \$ 29$, and white pine bers, and Vemrok New York within lighterage limits
These prices for lumber are considered by consumers to be somewhat stiff considering the fact that the building season is so distant. It seems to show that the mild weather which prevailed up to the first of January was responsible for the demand which ate very heavily into the local reserves. There is a feeling, however, among consumers that now is a as other commodities are quoted at price indicating a willingness to sacrifice for the purpose of bringing out new business es pecially calling for further deliveries.
The money market is practically
swamped with funds both for speculative swamped with funds, both for speculative
and legitimate purposes. At the same time, money for new building operations is being placed with a degree of conser readines with which money for tess the readiness with which money for less stable dition is considered to bery faverable to parties planning spring operations an to parties planning spring operations and
who are now negotiating loans. Call money established a new low figure for the present movement, the quotation de as most per cent. Time money was dull for accommodations to call money. Com mercial paper money was easier, the mar and a quarter of cash from the interior, denotes a gen eral business conservatism in centers wher business expansion was most expected But to. offset this, steel, lumber and cement interests are showing an increased
inquiry for April, May and June deinquiry
The number of new building plans filed since the first the year seems to show a trend considerably in excess, as far as for a corresponding period of last year, by 34 for the whole city, although the difference in value is $\$ 7,048,783$, the heavy shortage in this year's filings being due to filings for several large year. It is significant, however, that 1912 so far shows a gain in numbers year which was not the case during a cor responding period in the previous year. resenould, therefore, appear that the are such indications for bullding materia very fair spring demand

## Brick.

Common brick is without action in this market, although in Newark there is sai in all parts of the district, holders evi-
dently believing that the halt in demand is only temporary. There was no call for covered brick, of which there are now on hand 68 cargoes, most of which are either ordered or held on contract, and 32 on the sales list have been spoken for. It will therefore be seen that despite the falling off in demand due to the continuance of the cold snap, the market offerings are close to demand, which probably accounts
for the rigid maintenance of prices all for the rigid
along the line.

Clay Folk Talking About the Show.
There is a great deal of talk among manufacturers about the proposed plan to merge interests and combine on a joint New York-New Jersey manufacturers and dealers exhibit at the clay products show which will be held in Chicago from March to 12. The Greater New York Brick Company, several of the large front brick, architectural terra cotta, tile and conduit ferences anmounced this week, after con ferences with a committee of the exposithey would take joint space and send out an exhibit. Among the biggest exhibitors will be Fiske \& Company, Sayre \& Fisher, H. R. Heinicke, and other large manufacturers and distributors. There are quite a number of local dealers of both front and common brick who will make exhibitions in the general cause of furthering the welfare of clay products as a building material.
This is the first time that a clay products show ever has been held. Already three-quarters of the space has been taken, thus assuring to manufacturers the success of the undertaking. Unlike most shows it is not a money-making scheme for any one person, but for the whole clay products industry. It is being handled by clay interests for clay interests he country over, and whatever profit acrium will show in the Chicago Auditshow which, hereafter, will be annual show
Those who are pushing the enterprise are big business men who are sacrificing time and spending considerable money in the hope that clay interests may be encouraged to pull together for their common good. They are here in the East working to interest the Eastern manufacturers and the response they have re ceived so far is most encouraging.
Transactions in Hudson River common brick last week and the corresponding week in 1911 follow:


| Jan. 6, 37. | Arrivals | Sales | Covered |
| :---: | :---: | :---: | :---: |
| Monday | 0 | 0 | ${ }_{0}$ |
| Tuesday | 1 | 1 | 0 |
| Wednesday | 0 | 3 | 2 |
| Thursday | 0 | 3 | 2 |
| Friday | 0 | 0 | 0 |
| Saturday | 0 | 0 | 0 |
| Totals | 1 | 4 | 2 |
| * Condition | f mark | dull. | rices |

tage, covering , Y.: allow for car- profits in estimating.)
Jan. 15,68 . Total covered
eneserve, Jan. 15 . 34 .

| Left over, Jan. 7, 8. Monday Tuesday Wednesday Thursday Friday Saturday |
| :---: |
|  |  |
|  |  |
|  |  |
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|  |  |

1911. $\dagger$
1912.*
pany has opened an office on the seventh floor of 261 Broadway, which is now occupled by Hiram Snyder \& Co., for the semend distribution of Lehigh Portiand cement. This company will fill all connto by Hiram or cement entered ect by Hiram snyder \& Co. and also proect outstanding quotations made by them. son will be in charge of the office, in which also will be located the office, in headquarters of the Kelley Island Lime and Transport Company, of which Mr. Brocas is the local representative.

## Lime.

The lime situation is steady with little demand just at present. The outlook is good, however, for 1912 and manufactogether basis so as to stop the dangerous ompetitive methods which have proved menace to the industry. Prices are firm at 92 e to $\$ 125$ a barrel for Rockport and 75 c to $\$ 1.00$ for lump. Selected finishing lime brings $\$ 1.55$ to $\$ 1.65$ a barrel

## Lumber.

Lumber has shown more form within he last week than at any time in the ast two months. It is apparent that outhe drain of the last two months in 1911 when a very large amount of alteration and new work went ahead owing to the mild weather conditions. For that reason he prices in the wholesale lumber market are being held close to list. Incoming sail umber supplies have been seriously delayed by storms and some companies have been somewhat inconvenienced in the matter of certain grades. The cold nap has checked the outward movement a little so that the distributors here are resting a little easier
Current prices are as follows, showing that prices are standing firm even though the demand at present is light

| White Pine-Uppers \$100 | @ \$111 |
| :---: | :---: |
| Shelving . . . . . . . . . . . . . 51.00 | @ 62.00 |
| Cutting up . . . . . . . . . . . . 39.50 | (a) 86.50 |
| Dressing boards .......36.50 | (a) 51.50 |
| Hemlock-Penn. f.o.b.NY. 20.50 | (a) 22.50 |
| Spruce- Y. W. W, w. limits). |  |
| $2 \times 8$ and under, 14 ft . and under. | @ 24.00 |
| 8 x 8 and under, 20 ft . and under. | @ |
| 14 to $16 \mathrm{in} ., 20 \mathrm{ft}$. and under. $29.00$ | @ 31.00 |
| Add $\$ 1$. for every 2 ft . over 20 ft .) |  |
| Shingling, lath $1 \times 2$, rough. | @ 25.00 |
| Lath, Eastern ......... 3.60 | (a) 3.75 |
| Random cargos 6 to 9 in. 21.00 10 \& 12 in. 24.00 | (@) 23.00 |
| Yellow Pine-Long leaf, by rail. |  |
| Building orders, 12 in and under 28.00 | (a) 29.00 |
| 14 in. and over...32.00 | (@) 35.00 |
| Boards . . . . . . . . . 39.00 | (a) 40.00 |
| Heart face siding.......32.00 | (a) 33.00 |
| Stepping . . . . . . . . . . . . 44.44 .00 | @ 47.00 |
| Flooring . . . . . . . . . . . . . 24.00 | @ 57.00 |

## ron and Steel.

There will be no immediate advance in the price of structural steel. This was definitely determined this week which was the time when a new price schedule had generally been expected. Upon this fact the stability of the whole building material market is assurred for the balance of the winter for had prices gone up a runaway finished steel market would have resulted have been abruptly halted. Much of the present buying is on investment and an mportant part of the new building orders now coming to the point of figures for steel are of a speculative character, brought to
The present weakness in steel is in rail orders. Keen competition continues to rule among independent steel companies ing that they are none too well supplied with orders Nearby rolling requirements are eagerly sought and upon this kind of business encouraging concessions are at present obtainable. Extremely low prices are being quoted to builders for structural shapes for use in buildings, bridges and manufacturing plants
Some idea of the relationship of rail orders to building requirements is shown in the fact that of the 28,000 tons of steel orders reported for last week only 3,000 tons were for rails. The largest individual contract was for 1,800 tons for a loft building to be built on the site of the Hoffman House. Of the 58,000 tons taken since the first of the year scarcely one-tenth has gone to the largest in terests. This shows clearly that the prevailing prices are encouraging small
Iron is less active. Only about one-third

## Unnecessary Worry

The power problem is the manufacturer's nightmare-that is, if he does not use Central Station Service. Besides the perplexities of operation and efficiency, he has to contend with all the troublesome details incidental to operation-the smoke nuisance-the fuel questionash disposal-these are but random instances. And his power is never the best nor the cheapest, however carefully he handles the situation.

## Obviated by Central Station Service

Edison Service is at the consumer's command at all times. No demand for power is too great. And you get just what you ask for, and you pay for just what you get. The actual cost of current is less than that of any privately generated power. If you will talk with our expert you'll learn many things about economy and reliability. Why not send for him today ?

# The New York Edison Company 

At Your Service

55 Duane Street

Phone Worth 3000
of the total tonnage taken last week was from Eastern consumers. Prices are without change.

## Oils and Paints.

Linseed oil continued in an inactive market, but with prices running to higher levels. Buying is from hand to higher and there is practically no inquiry for futures.
White lead in the paint department is quoted at 5.25c@5.34 in carload lots up to 8 c in oil in $121 / 2 \mathrm{lb}$. tins in 100 lb . cases A discount of one-half cent is allowed in odd lots of 500 lbs . or more.
Red lead and litharge in 100 lb . kegs is now quoted at $6.50 \mathrm{c} @ 7.24 \mathrm{c}$ in 100 lb . kegs. One-half a cent off is allowed on odd lots of 500 lbs or more.

## New York State Master Painters.

The New York State Association has changed the date for holding its convention this year from January, and has ceeding the International on the day preceding the International convention and to have the meeting at Rochester on Febof the State Association to members conventions with the expense of one both There are a great many special things. of local importance for special things State master painters to consider, not the least vital of which is the proposed new Employers' Liability Bill, to take the place of the law which the court decided was unconstitutional.

[^5]space available in the present shops is insufficient for the tools and for the work required for the whole department. The reconstruction of the Brooklyn terminal of the bridge, plans for which are being made, will furthermore require the re moval o
For these reasons plans are being made for the construction of larger shops and storage space under the Brooklyn ap proach of the bridge, between the East River and the anchorage. The plans pro vide for two machine shops, blacksmith shop, carpenter shop, paint shop, storage building, office building, cement testing laboratory, stables, boiler house, etc., and the various machines and fittings needed for equipping a first-class plant. The estimated cost of such construction and in stallation is $\$ 160,000$.
The Board of Estimate has decided to provide the money for the erection of the
buildings. buildings.

## Subway Negotiations Fruitless.

It is the understanding at the Public Service Commission that the negotiations with the Interborough Rapid Transit Company have practically fallen through and that now the city will push ahead with the plan approved last summer, which gave all of the subways to the Brooklyn Rapid Transit Company.
At the Public Service Commission this week it was pointed out that since last July the body has sent to the Board of Estimate nine sections of the new subways. On the 22 d the Commission will open bids on another section of the lower Broadway subway and then this will be sent to the board for approval.

Favorable Forecasts in the Stone Trade. Forecasts of 1912 by stone quarries in all parts of the country are for a good year. The predictions are based to a considerable extent on confidence that building operations will continue on a good scale and that the effects of the presidential campaign have been fully discounted in advance-probably more than discounted. Recent reports from men in touch with financial affairs are that pessimism apparent a short time ago
is gradually lessening.

He who tries to be expert in all things cannot be an expert in any one thing! When you are sued you retain a lawyer-when you build you employ an architect-when your books won't balance you hire an expert accountant. This is the Age of the Specialist! Our specialty is Information! We call it "verified" information because it is secured at first hand through personal contact and corroborated from various reliable sources! We have been at it for nearly twenty years! Our clientele has steadily increased! These facts are food for reflection"Fletcherize" them!
DODGE REPORTS, 11 E. 24th St., N.Y.

## CURRENT BUILDING OPERATIONS

## Including Contemplated Constructions, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work.

Building for Art Dealers
Carrere \& Hastings, 225 5th avenue, for the ${ }^{12}$-story loft building prepare plan Ruel, art dealers, of 5 West 36 th street to replace the old dwelling at 12 East
57 th
street. feet and it is understood that building operations will be undertaken at once. The gene
a warded.

To Build on Aqueduct Avenue.
The Gaines-Roberts Company, 850 St. Nicholas avenue, are making prepara tions for the erection of a row of 5 -story high-class apartment houses on the east side of Aqueduct avenue, 100 feet east of Fordham road, the Bronx. The buildings will contain all up-to-date improvements and have dimensions of $43 x 91$ and 92 feet in depth. The estimated cost is, for the
present, withheld. Harry T. Howell, Third present, withheld. Harry T. Howell, Third
avenue and 149th street, will make the avenue

## Big Cincinnati Contract

The Thompson-Starrett Company, 49-51 eral contract this week to erect the genstory office building at Cincinnati, Ohio for the Union Central Life Insurance Company of that city. The American Bridge Company, 30 Church street, has the contract for the structural steel Garber \& Woodward, Andrews Building, Cincinnati, and Cass Gilbert, 11 East 24th street, Manhattan, are the architects. Gunvald Aus is consulting engineer. The work will be handled through the builder's Pittsburgh office

## CONTEMPLATED CONSTRUCTION

## Manhattan.

apartments, flats and tenements. PARK AV.-Edward Corning Co., 100 Willment house in the course of erection at the the northeast corner of Park av and 60th st, will 521 Park Av Co.., 176 Broadway, is the owner. . A. Boring, 32 Broadway, a
119TH ST.-Charles E. Birge. 29 West 34th 8-sty apartment, $79 \times 96.2$, at 86 West 119th st. for Mayer L. Halff, 130 'West 58 th
LEROY ST.-Horenburger \& Bardes, 122 Bowery, have prepared plans for alterations to
the 5 -sty tenement 25072.10 , at 60 Leroy st, or James Carneral,
CHRYSTIE ST.--Plans have been prepared for alterations to the 5 -sty tenement, $25.3 \times 50$.
at 155 Chrystie st, for Lorenzo Ullo, 1046 S 3 d t, Brooklyn.
PRINCE ST.-Charles M. Straub, 147 4th av, has completed plans for the 6 -sty tenement,
$47.7 \times 111.6$, to be erected at $20-22$ Prince st for Michael
$\$ 45,000$.
ELIZABETH ST.-Plans have been completed 6 -sty tenement, $100 \mathrm{x} 8 \mathrm{~s}^{2102} \mathrm{ft}$ Broadway, for the $20-28$ Elizabeth st, to cost $\$ 85,000$. The William Kramer Sons
Realty Co, 50 Bowery is 172 ND ST.-Nast \& Springsteen, 21 West 45th ment, $95 \times 11 \overline{\bar{J}} \mathrm{ft}$ to to be erected at the southeast corner of 172 nd st and St. Nicholas av.
for Paterno \& Son Construction Co., 305 S Heath for Paterno \& Son Construction Co.., 3058 Heath 85 TH ST.-J. E. R. Carpenter, 1 Madison av, is preparing plans for a ${ }^{9}$-sty apartment house
to be erected at 3 and 5 East 55 th st, for the Fullerton-Weaver Co.
AV. B.-An architect has not yet been se-
lected for the two flats to be erected at the Southwest corner of Av B and 5th st, on plot
$96 x 73.9$ ft, for Jacob Fish, care of Richard M. $06 x 73.9 \mathrm{ft}$ for Jacob Fish, care of Richard M.
Lederer, 55 Av B. It is probable that definite action will be taken after May 1 . FORT WASHINGTON AV.-Gross \& Kleinberger,
for two hightclass eusenator apartments to be to
erected on the west side of Fort Washington erected on the west side of Fort Washington
av, facing 159th st, on a plot $75 \times 115$ ft and ave facing 159th st, on a plot saranac Constn. Co., Max Liebeskind, pres. 0 .

DWELLINGS.
S9TH
has completed plans
Sor 25. $6 \mathrm{x} 74 . \mathrm{S}$ ft, to be erected at 11 East 89th
ft, for Lawrence Gillespie, 108 East 70th st, st, for Lawrence Gellespie, 108 East 70th st,
to cost about $\$ 90,000$.
factories and warehouses
McDOUGAL ST.--Plans are ready for the
y- manufacturing building, $65 \times 60$ ft.t. for the
chotter Construction \& Improvement Co., 150 McCotter Construction \& Improvement Co., 150 West 4th st, to be erected at ${ }^{15}$ McDougal st,
costing $\$ 15,000$ E. Wilbur, 120 Liberty st,
prepared these plans. William S. McCotter is
president, and C. H. Van Aken, 148 West 4th
St, treasurer.

## HALLS' AND CLUBS

46 TH ST.-The Keystone Construction Co., 28 tract and desire bids on all subcontracts for
the White Rats clubhouse to be erected at 227 the White Rats clubhouse to be erected at 227
to 231 West 46th st, from plans by Harde \&
Short, 3 West 29th st.

## HOSPITALS AND ASYLUMS.

EDGECOMBE AV.-McDermott \& Hannigan. 31 West 42 d st, are figuring on the general
 $\overline{5}$ th av, prepared these plans.
26TH ST.-Bids will be received by the President of the Board of Trustees in the Staff
Room of Bellevue Hospital, 415 E 26th st unRoom of Bellevue Hospital, 415 E 26th st. un-
til Friday, February 2, for labor and materials required for the erection and completion of pavilions I and K, laundry extension and storeroom buildings of the new Bellevue Hospital,
situated 26th to 29th sts, First av to East Rivsituated 26th
er, Manhattan.

## miscellaneous.

is figuring plat. Schlesinger, 222 East 37 th st, for bids on all subcontracts that he is open to be erected at $621-627$ West 39 th st, from plans by J. J. Lawlor, 360 West 23 d st.
EDGECOMBE
awarded for the - Contracts will soon be
4 -sty brick boiler house awarded for the 4 -sty brick boiler house, laun-
dry and dormitory, $37 \times 76 \mathrm{ft}$, to be erected the Sisters of Charity of St. Vincent de Paul, of Mt. St. Vincent-On-The-Hudson, to cost $\$ 60$, , 000 . I. E. Ditmars, 1115 th av, N. Y. C., is
the architect. The location is on Edgecombe av, 163 d and 164 th sts.

## MUNICIPAL WORK.

OILS AND GREASES.-Estimates will be received by the Commissioner of Docks until required, for furnishing and delivering oils and
greases. greases.

STORES, OFFICES AND LOFTS.
CENTER ST,-No contract has yet been is-
sued for the 18 -sty office building, 40.9x4.4x
irreg, to be erected at 43 - 45 Center st .47 irreg, to be erected at $43-45$ Center st, 47 Duane st, and 43 . 45 Lafayette st, at a cost of
$\$ 150,000$, Samuel Green, 43 West 34th st is
the owner. Harry Dean, the owner. Harry Dean, 1323 Spruce st, Rich-
LEONARD ST.-The Charles F. Noyes Co. announces that the new building to be erected Leonard st, is to be 3 stys the plot 117-19 two, with arrangements so that the building can be added to if desired. The front will be in tapestry brick, plate glass and marble floors will have a heavy carrying capacity and
the building will be particularly with a view of renting to the iron constructed and paper business which is now clustered on Lafayette, Centre and the side streets. and which location is to be taken by the City for County Court House purposes. Frederick Putfor building has been awarded to Bernard $F$. Golden.
32D ST.-Plans are being figured for $\$ 10,000$ worth of alterations to the loft building. 138-
140 West 32 d st, for which Bannister \& Schell 69 Wall st, have prepared plans. The Tenn Lane Realty Co., 170 Broadway, is the owner. ${ }_{107}^{\text {DIVISION ST. West }}$ 46th St, The Libman Contracting Co. cations for the new loft building to be erected at 15 to $151 / 2$ Division st for Jacob Gordon, owner They de
day, January 23
${ }_{45}$ PEARL ST, ST, Goldwin, Starrett \& Van Vleck, 4. East 17 th st, have been retained by James
N. Jarvis ar architects to reconstruct the Tefft-
Weller Weller projerty. The improvements contembrick, glazed terra cotta, plate glass and marbe for the Broadway front. and new store These latter fronts will take in the buildings. floors of the respective buildings. The Pearl
st building will be offered for rental separately st building will be offered for rental see earately.
The ground floor of the Broadway-Worth buildThe ground floor of the Broadway-Worth building will be lowered to the level of the sidewalk.
This building has frontages of 75 ft on Broadway and 75 ft in Worth st and seven renting . maple floors will contain about $15,000 \mathrm{sq}$. stalled throughout. The building will also be urnished with an automatic sprinkler system; fireproof stairs as well as an independent fire protection system on every floor. The alterations are more extensive than originally contemplated. It is expected that the rebuilding
of this building will be started within the next ten days and the contracts provide for completion prior to May 1. The Chas. F. Noyes
Co. has been appointed exclusive agents for Co. has been appointed exclusive agents for
the property and report that a number of important negotiations are pending to lease premises in the new building.

THEATRES:
119 TH ST.-The Libman Contracting Co.. 107 West 46 th st, are figuring on the general conract and desire bids on and subcontracts by ing to be erected at the southwest corner of
119 th st and 3 d av for Messrs. Haring \& Blumenthal, owners, from plans by V. Hugo Koehl-
er, 489 th av.

Bronx
apartments, flats and tenements. CROTONA PARK.-Moore \& Landsiedel, 3 d av
and 148th st, are preparing plans for a 5 -sty and 148 sh st, are preparing
brick apantment plans for a 5 -sty
the the south side of Crotona park East. 175 ft east of Suburban pl, for Frank A. Wahlig Co.
406 E 149 th st. The estimated cost is $\$ 5,000$.

## MUNICIPAL WORK.

Hestimates will be received by the Board of and materials necessary or required to erect and complete two concrete pavilions on the grounds of the Riverside Hospital, at North STORES, OFFICES AND LOFTS.
CORTLANDT AV. - It is probable that the plot, $36 \times 125$ ft. at the northwest corner of ortand and West Lincoln avs, will be im-
prove with a row of taxpaying siores. The
Muller Constn. Co., $315 \overline{5}$ Decatur av, is the owner.

## Brooklyn

apartments, flats and tenements, BEDFORD AV.-Shampan \& Shampan, 772 Broadway,
changing the 4 -sty dwelling at the plans for corner of Bedford av and Morton the southwest apartment to cost $\$ 25,000$. The plot measures $26.10 \times 92 \mathrm{ft}$. Louis Marks, of Manhattan, is

## HOTELS.

HICKS ST.-Palmer \& Hornbostel, 63 William st, N. Y. C., still have plans in progress
for the addition to the Hotel Bossert, at Hicks st, corner of Remsen st, ground for which will be broken early this spring. A very atsome banquet hall with a seating capacity of over 350 . C. C. Mailloux \& C. E. Knox, 90
West st, West st, N. Y. C., are the electrical engineers,
and Nygren, Tenney \& Ohmes, 130 Fulton st.

MUNICIPAL WORK.
MATERIALS-Estimates will be received by the Park Board until Thursday, January 25 , for furnishing and delivering hardware, ma-
sons' supplies, blacksmiths' supplies, wheelwrights' supplies, lumber to parks and parkways, plumbing material, tools and implements, paints, oils and rubber goods to Prospect Park

## Queens. <br> Churches.

 Nothohm, G. H. Passmore, A. E. Richardson, E. A. Burling, M. Hanson, G. A. Warfield,
Robert Martin and J. H. Bishop for the pur for the pur new edifice for the congregation of the First
Presbyterian Church, of Murray Hill, Rev. Dr. Presbyterian Church, of Murray Hill, Rev. Dr. A. M. Currie, pastor

## DWELLINGS.

ARVENE. L. I.-Plans are being figured for a two-family residence, $21 / 2$-stys, $40 \times 50 \mathrm{ft}$, for
Mrs. Julius Scharmann, 371 Pulaski st, Brook lyn, to be erected at Arverne, at a cost of $\$ 14$, 000. Koch \& Wag

## MUNICIPAL WORK.

WHITESTONE, L. I.-Plans have been pre pared and a defin soon be selecte place. A. L. Gould is a member of the com mittee appointed by the Whitestone Improvement Association.

## Out of Town.

APARTMENTS, FLATS AND TENEMENTS, ELIZABETH, N. J.-Bids will be received ing, $55 \times 42$ ft be erected at 325 Amity st, for Louis Ruciano; owner E. H. Schmeider, 284 North Broad st, Elizabeth, is the architect ELIZABETH, N. J.-E. H. Schmeider, 284 North Broad st, Elizabeth, is taking bids for by Leopold ELIZABETH
ELIZABETH, N. J.-E. H. Schmeider, 284 February 15 for a six-family flat to be erected on Elizabeth av, for A. G. Poole, owner. $\underset{\text { SLOOMFIELD }}{\text { BLingfield av. Newark, is completing plans for }}$ Springfield av. Newark, is completing plans for two flats with stores for Green \& Schreiber NEWARK. N. J.-Nathan Welitoff, 222 Washington st, is drawing plans for a 3 -sty brick and limestone apartment, $43 \times 95 \mathrm{ft}$, to be erected on Johnson av, by Philip Herman. Estimated

## BANKS.

STAMFORD, CONN.-Mowbray \& Uffinger, 56 Liberty st. N. Y. C., have completed plans for
the 2-sty bank building $90 \times 25$
ft , to be erected by the Citizens Saving Institution at this place
CLIFTON, N. J.-The Clifton Banking Asso-
ciation contemplate the erection of a new bank. A definite site bas not yet been selected bank organizers are Wood Mckee, of Paterson. Frederic Beggs, George F. Wright, John O. Benson, Thomas F. McCran, George F. Schmidt and
Charles B. King,

BUFFALO. N. Y.-Plans have been prepared Bank at the southeast corner of Main and Swan sts, this city. The cost is estimated at $\$ 25,000$. The building is expected to be ready or occupancy by May 1
RUTHERFORD, N. J.-The Rutherford Trust Company contemplates extensive alterations to
the bank building on Station st. No contract has yet been awarded.

## CHURCHES.

LINDEN, N. J.-Ground will probably be broken next month for the new Catholic church OLFAN N Y Member Church of Olean are raising funds for the erection of a new edifice at this place. A sum
of $\$ 25,000$ has so far been donated. Mrs. Frank Bartlett is interested.

## DWELLINGS'.

HARTSDALE, N. Y.-H. E. Lesan, 11 Ridgery residence on Brayton pl, Greenacres. Work will begin next year.
HARTSDALE, N. Y.-Jackson \& Rosencrans,
1328 Broadway, N. Y. C., are preparing plans 1328 Broadway, N. Y. C., are preparing plans for a concrete residence to be erected at this place for Mrs. Jessie Barton Christiancy, Mount
Vernon, N. Y. Estimated cost, $\$ 50,000$. YONKERS, N. Y.-William Heapy, 149 Beach st, has completed plans and is ready for bids erected at 231 Euclid av, for E. A. Fairbanks, 21 Euclid av, to cost $\$ 6,000$.
RYE, N. Y.-Upjohn \& Conable, 965 th av, ing figures for a residence to be erected at this place. The owner's name is withheld.
SCARBORO, N. Y.-Herbert R. Brewster, 116 Nassau st, N. Y. C., has completed plans for
the $\$ 20,000$ residence for W. B. Mahony, 20 Nassau st, N. Y. C., to be erected at this place. The general awarded.
NEW CAANAN, CONN.-Figures will be rebe erected here for L. H. Lapham, owner, from plans by W. T. Tubby, 81 Fulton st, N. Y. C. HARRISON, N. J.-Mrs. Catherin Treanor, 225 North 2d st, Harrison, has had plans drawn for a frame dwelling on Cleveland av, west of North 5th st, this city. The building will be equipped with all
PLAINFIELD, N. J.-Mayor Robert Clark, Jr., 59 Jackson av, Plainfield, N. J., will erect two two-family houses on Watchung av. The houses will be modern in every respect.
LAKE GEORGE, N. Y.-It is understood that the west shore of Lake George on the Bolton rd, which was recently destroyed by fire. PERTH AMBOY, N. J.-Plans have been con pleted for the new nurses' home to be erected here. Goldberg \& Greisen are the architects. PERTH AMBOY, N. J.-Goldberg \& Greisen
are drawing plans for a 2 -sty stucco dwelling are drawing plans for a 2-sty stucco dwelling to be erected at the southwest corner of Harri-
son pl and Kearny av, for A. M. Metzendorf, Son pl and Kearny av, for A. M. Metzendorf,
248 New Brunswick av, to cost approximately $\$ 8,000$.
dence will in the Piping Rock section of Long Island, recently acquired by Herbert L. Pratt, vice-president of the Standard Oil Co., 26 Broadway

FACTORIES AND WAREHOUSES.
FINDERNE, N. J.-No architect has yet been selected for the proposed asbestos plant which
the H. W. Johns-Manville Co., of 100 William st, N. Y. C., contemplates erecting at this place. PATERSON, N. J.-The Morton Mills, 4th av addition to their plant. Definite plans have not yet been considered. NIAGARA FALLSS, N. Y Ferry and Walnut avs, for the Buffalo \& Niagara Falls Electric Light \& Power Co. Ground will be broken in the spring. Approximate cost, $\$ 200,000$.
MT. HOLLY, N. J.-A definite site has not yet been selected for the new plant to be
erected here for the Ottomobile Company, Murerected here for the Ottomobile Company, Mur-
rell Dobbins, Philadelphia, Pa., president W . S. Jones. Philadelphia, Pa., vice-president;
William D. Marren. Mount Holly, N. J., secWilliam D. Marren, Mount Holly, N. J., sec retary and treasurer
NEW BRUNSWICK, N. J.-The sum of $\$ 12$,new factory on Railroad av, near Fulton st, new factory on Railroad av, near Fulton St,
for the Ringwalt Linoleum Works; Messss. Bloomhower and Plunkett, managers. About $\$ 125.000$ will be necessary to put the plant in operation.
LAKEVIEW, N. J.-The Steel Button Mfg. the erection of a 1 -sty plant at Lakeview, near Paterson. The owner will prepare the plans. PULASKI, N. Y.-The Eelipse Furniture Co contemplates extensive improvements to its plant in Mill st. Amor B. Bortel, is manager.
HALLS AND CLUBS.

PERTH AMBOY, N. J.-Plans are being prepared for the erection of a new clubhouse for
the Singing Society Frem, at the southwest corner of Prospect st and Lehigh av, on a plot $42 \times 113 \mathrm{ft}$. Address chairman of the building committee.
TROY, N. Y.-Parish \& Schroeder, 12 West a new club building for Rennsaeller College. a new club building for Rennsaeller College.
No further details are yet available.

## HOSPITALS AND ASYLUMS

are prep N. Y.-Geo. B. Post \& Sons, N. Y. are preparing plans for the new Sararitan hos-
pital to be erected on Burdett av. Work will begin as soon as plans have been approved by
the hospital trustees.


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FAIRPORT, N . Y.-Clarence Livingston, Rochester, N. Y." will draw plans for a large
addition to the Baptist Home at this place to cost about $\$ 30,000$. The committee in charge
consists of C . W. Butler, R. J. Strassenberg consists
Willam Livingston and Rev. Butler, R. Strassenberg,
R.
O. Aple garth, D.D. It is probable that work will be-
gin in a short time. Hoboken, N. J.-The Hudson County Insane Asylum, Dr. George W. King, superintendent, $\begin{aligned} & \text { contemplate the erection of a new in- } \\ & \text { stitution. }{ }^{\text {The }} \text {. }\end{aligned}$ proposition will be submitted to the Hudson County Board of freeholders. HOTELS.
GOSHEN, N. Y.-Funds are being raised for the purpose of erecting an English Inn at this
place to cost $\$ 100,000$. John R. Townsend is the projector. It is understood that a plot in
East Main st will be secured as a site. DefiEast Main st will be secured as a site. Defi-
nite action will be taken in a short time. LAKE DUNMORE. N. Y.-William F. Hill$\operatorname{man}^{2}$ and brother, of Brooklyn, contemplate the erection of a new hotel to replace the one

MUNICIPAL WORK
BUFFALO
February
N. Y.-Bids will be opened on
fomoving the cofferdams in February 15 for removing the cofferdams in
Black Rock Harbor at the foot of Amherst st, this city.
PLAINFIELD, N. J.-The city of Plainfield and repairs to the sewage disposal plant. George W. Fuller, 170 Broadway, N. Y. C., s consulting engineer
RIVERTON.
about April $i$ for a
J.-Bids will be received about April 1 for a new sewage disposal plant
to cost about $\$ 35,000$. George W . Fuller. 170 to cost about ${ }_{\text {Broadway, N. Y. C., }}$ LONG BRANCHI, N. J.-Plans have been ap-
proved for the 3 -sty firehouse to be erected in this city for the Branchport Fire Company. MAMARONECK, N. Y.-C. T. Oakley, 54 West Boston Post rd, Mamaroneck, has com-
pleted plans for the $\$ 10,000$ firehouse to be pleted plans for the $\$ 10,000$ firehouse to be definite building site has not yet been selected.
PUBLIC BUILDINGS.

SECAUCUS, N. Y.- Plans are being drawn for Paterson Plank rd near Irving ple for othe Stoss, postmaster of Secaucus,
HARTFORD, CONN. In all probability work will be started about March 1 on the new ad-
dition to the Morgan Memorial in this city, for dition to the Morgan Memorial. in this city, for
which LaFarge \& Morris. 23 West 26 th
st which
N. Y. C., have prepared plans. Charles
N.
T. ${ }_{\text {Wills, }}$ (Inc.) .2865 th av, N. Y. C. is is general contractor. No subcontrac
Estimated cost, $\$ 1,500,000$.

SCHOOLS AND COLLEGES
OLEAN. N. Y.-St. John's Roman Catholic Church, Rev. We erection and convent. No architect has yet been se-
lected ected.
White plains, N. Y.-All bids have been rejected for the proposed school, 2 -stys, 35 x a cost of $\$ \$ 5,000$. Bids will be readvertised.
$\mathrm{W} . \mathrm{T}$. Towner, 320
5 th av, architect.
WOODSTOCK, N. Y.-An addition to the public school at this place, is contemplated in the near future. Address the president of the Board of Education.
CAMILLUS, N. Y.-A new public school is of the Board of Education.
BUFFALO. N. Y.-The members of the building committee report a collection of $\$ 63,000$ toward the fund for the erection of the school buildings for the Canisius College.
CLIFFWOOD, N. J.-J. N. Pierson \& Son are preparing plans for a 2 -sty brick school building, to be erected at this place for the Matais estimated at $\$ 10,000$.

Stables and garages.
BEDFORD HILLS, N. Y--John Dexheimer, Jr., and Samuel Jones contemplate the erec-
tion of a new garage on Katonah rd. No definite plans have been considered
NEWARK, N. J.-It is probable that the plot at the northwest corner of Springfield av and Rankin st, will be improved with modern business structures. Samuel Meyer, 800 Broad st,
is the owner.
WESTFIELD, N. J.-Charles E. Thomas, 7 Whitney st, N. Newark, N. J. . contemplates, the the
erection of 2 -sty store building in East Main st. STORES, OFFICES AND LOFTS.
NEWARK, N. J.-Kitchell \& Crane, architects, are taking bids for the erection of a ${ }^{3-}$
sty business building at 71 Liberty st, for L. ${ }_{\text {P }}$ Sommer, 239 Halsey st. ${ }^{\text {Som }}$ Estimated cost, \$8,000.

## THEATRES

WESTFIELD, N. J.-The American Amusement Co., Times Sq. Building, N. Y. C.., const, this place. All modern improvements will be installed.
NEWARK, N. J.-Nathan Myer, Court Theatre Building, has completed plans for a
ano moving picture theatre, 1 -sty, $31 \times 100$ ft.i. to
be erected at the northwest corner of Clinton be erected at the northwest corner of Clinton
and Seymour avs, for Julius Koch, 41 Hedden and
st. Seymour avs, for Julius Koch,
Seating capacity about 400 it is indefinite how
MISCEL
RYE, N. Y.-Plans will be discussed at the
next meeting of the Park Commission of Rye ene for the erection of 393 bath houses
and well house and steps for $\$ 1,125$.
SYRACUSE, N. Y.-Contractors are figuring on plans for remodelling the building at foy
North Salina st, for William F. Rafferty. from North Salina st, for Whin bdward A. Howard, Bastable build-
ing, Syracuse. The building will be used as a
theatre with a seating capacity of six hundred theatre with a seating capacity of six hundred. The wo

## winter.

BATH, N. Y.-W. H. Purdy and W. R. Sut-
ton contemplate Purdy contemplate extensive alterations to the Purdy block at this place for a the
will probably begin in the spring.

## Contracts Awarded.

apartments, flats and tenements. 81ST, ST. -The Keystone Construction Co., 28
East 85 th st, has received the mason and foundation contract for the 9-sty mapartment house to be erected in the north side of 81 st st, 100 ft west of Amsterdam av, for the S. B. Construcion Co.
AMSTERDAM AV.-The Carnegie Construc-
tion Co., 610 West tion Co, 610 West 115 th st, has awarded the Construction Co., 28 East 85 th st, for the 10-sty apartment house, to be erected at the northeast corner of Amsterdam av and 119th st.
119TH ST.-The mason and foundation work for the 9 -sty apartment house to be erected in the north side of West 119th st, 150 ft east of Amsterdam av, ias been awarded to the Key-
stone Construction Co., 28 East 85 th st. The Stone Construction Co., 28 East 85th st. The
Jacobs Construction Co., 420 West 119 th st, is the owner.
88 TH ST.-The Keystone Construction Co.,
28 East 85 th Ct . has received the mason and 28 East 85th st, has received the mason and Ioundation work for the 9 -sty apartment house
to be erected at $314-320$ West 87 th st, for the Brixton Construction Co., 314 West 87 th st. BANKS.
BUFFALO, N. Y.-Linquist \& Illsey, of Chithe new Marine Bank Building in this city to cost over a million dollars. Work will begin
as soon as the weather permits. DWELLINGS.
HASTINGS, N. Y.-Joseph M. Tougas, Spring a dwellings, at this place for Mr. Wipperman
af New York City. of New York City.
82 Wall st. N Y. L. I.-Van Name \& Co. to erect the $21 / 2$-sty residence general contract farm buidings, at this place, for Frank failey Co., president of the Title
Broadway,
Suarantee $\&$ Trust
S. Schrum, 21 West 45 th st, N. Y. C., are the
architects. No subcontracts have yet been architects.
awarded.
GARDEN CITY I-Van Wall st, N. Y. C. L. have the Name \& Co., 82 to erect four residences for Gage E. Tarbell to erect av N. Y. C., at this place. Work has
3205 th av
not yet been starte. not yet been started.
YONKERS, N. Y.-Kapp \& Nordholm, North 2 d av, Mount Vernon, N. Y., have received the contract to furnish interior trim for a resi-
dence to be erected by the American Real Es tate Company, Glenbrook av, Yonkers, N. Y., in this city.
 the general contract to erect a new residence for $\mathrm{N} . \mathrm{W}$. Elizia, owner, from plans by Bates cost, $\$ 15.000$.
Somerville, N. J.-John C. Gulick, of Lamington, N. J., has received the general conmasonry and Elvin M. Hoffman, Whitehouse N. J., the gas fitting, tinning and plumbing for James N. Pidcock.
BELLEVILLE, N. J.-Daniel Mellis, Holm erect twenty dwellings on Cedar Hill, this place, for the Greater Newark Homes Co., John st. SMITHTOWN. L. I.-The Richardson \& Boyn-
ton Co. 31 West 31 st st, N. Y. C., have received the heating work on the new residence for R. Burnside Potter, now in course of erection at this place.

FACTORIES AND WAREHOUSES.
2 TTH ST,-The Industrial Engineering Co.. 30 erect the 3 -sty brick manutacturing building $44 \times 90$ ft, at $330-332$ West 27 th st, for the Coca Cola Co., of 297 sth av. Plans are by Arthur Tufts, 722 East Pratt st, Baltimore, HOTELS.
46 TH ST.-The Otis Elevator Co., 17 Battery pl, has received the contract for furnishing Ritz-Carlton Hotel in East 46th st. Warren \& Wetmore, 3 East 33d st, architects. M. Reid \& Co., general contractors, 114 West 29 th st. PUBLIC BUILDINGS.
WASHINGTON, D. C.-The Woodbury Granle tract of Hardwick, tion of the new postoffice building at Washing$\$$ ton, D. C. The amount of the contract is
 structural steel work necessary for the extension to the public library in this city.
PLAINFIELD, N. J.-W. H. Fissell \& Co., 1133 Broadway, N. Y. C., has received the con tract to erect the brick and limestone library. $87 x 49 \mathrm{ft}$, on College pl and West 8th st. from
plans by Wilder \& White, 156 5th av, N. Y. C. plans by Wilder
Estimated cost
$\$ 00,000$

SCHOOLS AND COLLEGES.
LAKE PLACID, N. Y.-The Peter Keeler Building Co., of Albany, N. Y., has recelved
the contract to erect a place to cost $\$ 80,000$. Work on the foundation has been started.

STORES, OFFICES AND LOFTS.
GRAND ST.-H. E. J. Schiffer, 299 Lexing${ }_{7}$-sty ioft building at 589 - 999 Grand st, for A.

Boldberg, of 20 East 90th st, from plans by Gronenberg \& $\left.\& \begin{array}{l}\text { Leuchtag, } \\ \text { timated } \\ 3\end{array}\right)$ West 22 d st. Es-
$\$ 35,000$. timated cost, $\$ 35,000$
BROADWAY.-The A. E. Norton Co., 105 West 40 th st, has received the structural stee at the northwest corner of Broadway and 20th
st, on the site of the old Continental Hotel, st, on the site of the old Continental Hotel,
for Bing \& Bing, 505 5th av, from plans by for Bing \& Bing, 505 5th av, from plans by
Robert T. Lyons, 505 5th av. The owner is now taking bids on wrecking. 400 16th NEW YORK, West New York, has received the contract to erect four 3 -sty and 4 -sty brick buildings at the northeast corner of Palisade av
and 16 th st, for Ernst W Hilderbrand and 16th st, for Ernst W. Hilderbrand. The be completed by June next.
BROADWAY.-The Vogel Cabinet Co., 224 terior alterations to the building at the southwest corner of Broadway and 29 th st, for the
Prince Realty Co., 226 Lafayette st. 46 TH ST.-The Vogel Cabinet Co., 224 East cabinet work to the building 29 West 46 th st for the Ellay Realty Co., from plans by H. B 42 ND ST.-The Colonial Title Co., 3199 Broad way, has received the contract for installing West 42 nd st, for the Edison Company. 124 plans by D. H. Burnham \& Co., architects. The F. T. Nesbit Co., 116 Nassau st, is general STOCKPORT, N. Y.-George McNally, of Saugerties, has received the contract to erect a 2-sty brick store and office building. $44 \times 54 \mathrm{ft}$, 27TH ST.-The Keystone Construction Co., 28 East 85th st, will install foundations and do the mason work for the 12 -sty loft building to Twenty-eighth Street \& Seventh Avenue Realty

PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

apartments, flats and tenements. ST. NICHOLAS and EDGECOMBE AVS, and $98.11 \times 20.10$, slag roof; cost, $\$ 25,000$ - 0 owners, John and Mary ORegan, 4S4 St Nicholas av,
architects, Schwartz \& Gross, 347 5th av. Plan architects, Schwartz \& Gross, 347 5th av. Plan
7 TH AV. n w cor. 114th st, 6 -sty brick tenement, $100.11 \times 86.11$; cost, $\$ 150,000$; owner, 7 th
Av \& 114 th St Constn Co., 19807 th av ; architect, C. B. Meyers, 1 Union Sq. Plan No. 39 . DWELLINGS
89TH ST, No 11 E, 6 -sty brick and stone residence, ${ }^{25.6 x 74.8 ;}$; cost, $\$ 90,000$; owner, Law rence L. Gillespie, 108 E 70 th st; architect, Ar
thur C. Jackson, 3464 th av. Plan No. 25. 79TH ST, Nos $20-22 \mathrm{E}, 5$-sty brick dwelling, 42xa3, tin roof ; cost, $\$ 75,000$; ${ }^{\text {owner }}$ and
architect, Chas. Euek Constn. Co., $5-7 \mathrm{E} 42 \mathrm{~d}$ st. FACTORIES AND WAREHOUSES.
McDOUGAL ST, No. 15,7 -sty brick manufac-
turing building $65 \times 60$, slag roof cost, $\$ 70$, $000^{-1}$ owners, The McCotter Const \& Impt Co 150 W W 4 th st; architect, E. Wilbur, 120 Lib-
erty st. Plan No. $29 . \mathrm{Wm}$ S. McCotter. 150 West 4th st, 4th st, treas
27TH ST
ufacturing building, $44 \times 90$, tar and bravel mancost, $\$ 30,000$; owner, The Coca Cola Co., 297 st, Baitimore, Md. Plan No. 30 . The Industrial E
contract.
55TH ST, No. 232 W, 4 -sty brick warehouse $20.2 \times 96.9$ tar and gravel roof; cost, $\$ 15,000$ owner, Mary A. Fitz Gerald, 62 Cedar st; arch1-
tect, John Riggs, 62 Cedar st. Plan No. $3 t$. Stables and garages.
4 TH ST, No. 9 E E, 7 -sty brick loft and sta-
ble, $25 \times 110$ : cost, $\$ 40,000$; owner. Albert Sokolski, 801 West End av ; architects, Harrison Sackheim, 230 Grand st. Plan No. 46

STORES', OFFICES AND LOFTS.
 Brunswick Realty Co., 118, E. 28th st; architect, C. Zobel. 118 E. 28 th st. Plan No. 26 .
CENTRE ST, Nos. $43-45$, Duane st, No. 47 ,
 000; owner, Samuel Green, 43 W ' 3 th st st; architect, Harry Dean, 1323 Spruce st, Richmond
Hill. Plan No. 28 . Not let. MADISON AV Nos 112-114, 12-sty brick loft, $49.4 \times 85$; cost, $\$ 200,000$; owner. $\begin{aligned} & \text { Lee Holstein, } \\ & 1133 \text { Bway ; architect, } \\ & \text { W. } \\ & \text { H. }\end{aligned}$ Birkmire, 1133

MISCELLANEOUS.
 Stern \& Sons, Inc. 616 W 40th st; architect John J. Lawlor, 360 W 23d st. Plan No. 27. LENOX AV, n e cor 145 th st, fence, 145x6;
cost. $\$ 425 ;$ owner, Mary E. Pickney Estate, 33 cost, \$425; owner, Mary E. Pickney Estate, 33
Wall st; architect, The O J Gude Co, 935
Broadway. Plan No. 24. BROADWAY, n e cor 16Sth st, sign, 110x9 cost, \$40, owner, Van Buren Estate, 21 W
14th st: architect, W. F. Wentz, 935 Broadway.
Plan No. 31 . Plan No. 31.
EDGECOMBE AV, 163d and 164th sts, block, 4-sty brick boiler house, laundry and dormi-
tory, $37 \times 76$, tile roof; cost, $\$ 60$ oon tory, $37 \times 76$ tile roof; cost, $\$ 60,000 ;$ owner,
Sisters of Charity of St vincent de Paul, Mt St Vincent-on-Hudson; architect, I. E. Ditmars,

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3D ST, No. 3 E , concrete fence, $12 \times 62.4$;
ost, $\$ 12,000 ;$ owner, Wendel Estate. 175 cost, $\$ 12,000$; owner, Wendel Estate
Broadway; architect, Adolph Giobbe, 141 W. -
BLACKWELL'S ISLAND, w s, opposite E 53d st, 4-sty brick male dormitory, $83 x 33$; cost,
$\$ 100,000 ;$ owner, Department Public Charities, ft E 26th st ; architect. Frank J. Helmle, 190 Montague st. Plan No. 36.
BLACKWELL'S ISLAND, w s, opposite E 53d st, 3 -sty brick female dormitory, $100 \times 32$; cost,
$\$ 50,000 ;$ owner, Department Public Charities, ft. E 26 th st; architect. Frank J. Helmle, 190 120 TH ST, s s. 80 e 2 d av, 1 -sty brick shed, $20 \times 40$; cost, $\$ 400$; owner, Chas. C. Watkins, 417 E 122d st, architect, Gustav Schwarz, 302
E 158th st.
Plan No. 42 .

## Bronx.

APARTMENTS. FLATS AND TENEMENTS. HOE AV, e s, 104.14 s. Home st, 5 -sty brick Wm Sinnott, 697 E 165th st; architect, Harry T Howell, 3d av and 149 th st. Plan No. 25. VALENTINE AV, s w cor 197 th st,
brick tenement, slag roof, $32.111 / 2 \times 81$; cost,
$\$ \$ 40,-$ brick tenement, slag roof, $32.111 / 2 x 81$; cost, $\$ 40,-$ Briggs av ; architect, Robt E La Velle, 368 E

WASHINGTON AV
WASHINGTON AV, s e cor 175 th st . 6 -sty owner, Sophie Mayer, 41 E 72 d st; architect,
C. B. Meyers, 1 Union Square West. Plan No.
BANCROFT ST, s s, from Hoe av to Faile
st, four 5-sty brick tenements, tar and gravel st, four 5 -sty brick tenements, tar and gravel . Constn Co, Wm. Oppenheim, 773 Westchester av, pres; architects, Goldner \& Goldberg, 391 E 149th st. Plan No. 32.
MAPES AV, n e cor 178 th st, three 5 -sty brick $49.7 \times 102.7$; total cost, $\$ 140,000$; owners, Jos. Diamond 'Constn. Co., Joseph Diamond, 1139 Wyatt av, pres.; architect, Henry Nordheim, 181 ST ST, s w cor Vyse av, 3 -sty brick teneWm. F. Smith, 435 E 149 th st; architect, Edw. J. Byrne, 3029 3d av. Plan No. 39.

236TH ST, n s, 475 e Kepler av, 4-sty Drick tenement, slag roof, $50 \times 87.7$; cost, $\$ 32,000$; owner, Richard Clemens, 2401 1st av; architect,
C. S. Clark, 441 Tremont av. Plan No. 43 . WASHINGTON AV, e s, 49 n 169 th st, 5 -sty cost, $\$ 50,000$; owner, Hayman Eckmau. 1054 Grant av ; architects, Goldner \& Goldberg, 391 E 149th st. Plan No. CHURCHES.
140 TH ST, n s, 535 e Willis av, 1 -sty brick hurch, slate roof, 37 x 83.2 ; cost, \$20.000: owners, St. Peters Church, Louis AllmenE 141st st, pastor; architect. Louis Allmen
dinger, 926 Bway, Brooklyn. Plan No. 41. DWELLINGS.
140 TH ST, n s, 317 e Willis av, 2 -sty brick dwelling, slag rooi, $18 \times 37$, $\$ 4.000$ St st, pastor; architect, Louis Allmendinger, 926
Eroadway. Plan No. 34 .
233 D ST, S s, 167.6 w Laconia av, 2 -sty and
attic frame dwelling, tile roof, $22 \times 45$; cost, $\$ 6,-$ attic frame dwelling, tile roof, $22 \times 45$; cost, $\$ 6,-$
000 ; owner, Sidney Richardson, 233 d st and White Plains road; architect, Carl P JohuSPUYTEN DUYVIL ROAD, S W cor 236th st, 1 -sty frame dwelling, $66.2 \times 14.2$; cost, $\$ 800$; owner, James Douglas, Spuyden Deyvil; archi-
tects, Ahneman \& Younkeere, 3320 Bailey av. Plan No. 28. BARTHOLDI ST, n e cor Holland av, two 2 -sty
brick dwellings. $47.6 \times 25$; total cost, $\$ 11.200$; orick dwellings, $47.6 \times 25$; total cost, $\$ 11.200$; owners, Durante Constn. Co., Antonio Durante,
149 Brook av, pres. ; architect, Jos. Ziccardi,

FACTORIES AND WAREHOUSES. BRONX ELVD, w s, 450 s 213 th st, 1 -sty frame factory, galvanzed architects, Jos. Marcus
40.

## SCHOOLS AND COLLEGES:

$165 T H$ ST, si e cor Grand Concourse, 3 -sty orick school, slag roof, $46.8 \times 94.6$; cost, ${ }^{\text {owners. Ursuline Convent of St. Teresa, Mother }}$ Augustin, New Rochelle, pres.; architect, A. G. STABLES AND GARAGES.

FOREST AV, e s, 200 n 156th st, 2 -sty brick welling, and garage, tar and gravel roof, $\$ 18000$, owner, Oscar L. Lyons, | 201 |  |  |
| :--- | :--- | :--- | :--- |
| E | $106 t h$ | st; architect, O. Reissmann, 30 |
| 1 st st. Plan No. 26. |  |  | MORRIS PARK AV, No. 5S2, 2 -sty frame Stable, tin Schleyer, on premises, architect. H.

Nordheim, $108 \%$ Tremont av. Plan No. 35 . STORES AND TENEMENTS.
GUN HILL ROAD, s e cor Webster av, 3-sty brick stores and tenement, tin roof, $26.4 \times 77.7 \mathrm{j}$ av; architect, Philip Resnyk, 1328 Broadway.

## THEATRES

SO BOULEVARD, e s, 100 s Westchester av,
-sty brick store and amusement hall, tar and gravel-roof, $80 \times 112.9 ;$ cost, $\$ 35,000 ;$ owners, Mercury Realty Co, Samuel Brener. 650 Prospect av pres; architects. Goldner \& Goldberg
391 E 149th st. Plan No. 33.

## Brooklyn

APARTMENTS, FLATS AND TENEMENTS. BERGEN ST, s s, 235.6 e Hopkinson av, 4 BERGEN $S 1$, s $s, ~ 20 x .6$
sty brick temement, tar and grável
to roof. 16 families; cost, $\$ 15,000$; owner, Harry

HINSDALE ST, w s, 20 s Blake av, four 3ry brick tenements, $20 \times 75$, tar and gravel Lubinsky and ano, 333 Snediker av; architects, WARWICK AV w brick tenement, $20 \times 70$, tar and gravel roof, 6 families; cost, $\$ 6,000$; owner, Harry Schneider 748 Shepherd av ; architects, S. Millman \& Son,

## DWELLINGS.

$17 \mathrm{TH} \mathrm{AV}, \mathrm{n}$ e cor 57 th st, 2 -sty frame dwelling, 20x50, tin roof, 2 families, cost, $\$ 4.500$; Row, N. Y.; architects. Eisenla \& Carlson, 3d av and 51st' st. Plan No. 174 .
56TH ST, s s, 100 w 7 th av, two 2 -sty brick tal coss., $\$ 9,000$; owner, Patrick Sweeney, 7th av and 56 th st; architect, Thos. Bennett, $\dot{d} d$ av and 52d st. Plan No. 169.
WEST 32D ST, w s, 300 s Mermaid av, two 1 family each; total cost, $\$ 2.400$; owner Daniel A. Flaherty, 607 Eastern Parkway; architect,
Geo. H. Suess, 2985 W. 2Sth st. Plan No. 167 . Geo. H. Suess, 2985 W. 28 th st. Plan No. 167. SNYDER AV, n s, 18.9 e Johnson pl, six $2-$
sty brick dwellings, $18.9 \times 32$, tin roof, 1 famsty brick dwellings, $18.9 \times 32$, tin roof, 1 fam-
ily each; total cost, $\$ 24,000$; owner, Louis Brettschneider, 1251 42d st; architects, Lisen\&oterison, 3d av and siver dwelling, 18.9x32, tin roof, 1 family; cost, \$4.000 ; owner, Louis Brettschneider, 1251 42d st; architects, Eisenla
$\mathrm{s}^{+} \quad$ Plan No. 183 .
JOHNSON PL, $n$ e cor Snyder av, 2-sty brick 000: owner Louis Brof, 1 family ; cost, \$4, architects, Eisenla \& Carlson, 3d av and 51st st. Plan No. 184.
17 TH AV , s e cor 56 th st, 2 -sty frame dwelling, 20x50, tin roof, 2 families; cost, $\$ 500$; row, N. Y; architects, Eisenla \& Carlson, 3d av and 51st st. Plan No. 220 . \& Carlson, 30 E. 14 TH ST, w s, 190 n Av K, two 2 -sty and attic frame dwellings, $22.4 \times 4$. 4, shingle roof 2 families each; total cost, $\$ 11,000$; owner. H. tect, Benj F. Hudson, 319 9th st. Plan No. E. 14 TH ST, e s, 220 n Av K, three 2-sty and families each. total cost $\$ 16,500$ : owner $H$ W. \& A. M. Buckey Co, 1015 E 1 Sth st; archi-
tect, Benj F. Hudson, 319 9th st. Plan No. 213. E. 14 TH ST, e s, 340 n Av N, four 2-sty and attic frame dwelling, \&c, $17 \times 35$, shingle roof, 678 Morris av, Bronx; architect, Frank Ferner, 325 Vermont st. Plan No. 216.
SCOVILLES WALK, e s, 200 s Surf av, 1-sty frame dwelling, $16 x+2$, shingle roof, 1 family; cost. $\$ 500$; owner, Robert R Rehms, on prem-
ises ; architect, Abram D Hinsdale, $\overline{5} 066$ th o. 233 .
E. 18 TH ST, w s, 140 S Av N, 2-sty and atly; cost, 83,500 . owner, Midwood Associates 805' Flatbush av ; architects, Slee \& Bryson, 153 Montague st. Plan No. 224.

> FACTORIES AND WAREHOUSES.

FLUSHING AV, $s$ e cor North Portland av, 2-sty brick sample and testing plant, 104.3x Kastruhuku \& Lehrfeld ; cost, $\$ 10,000$; owner, R. T. Schaefer, 1524 Flatbush av. Plan No.

BAY 50TH ST, w s, 489 n Harway av, 1-sty frame storage shed, $16 \times 20.6$. tar paper roof; cost, $\$ 400$; owner and builder, Michael Le AMOS ST, s s, 174 e Kingsland av, 1 -sty frame storage, $25 \times 100$, slag roof; cost, $\$ 1,500$; Emil Richard Tump, on premises; architect, 186.

83D ST, s s, 400 e 11th av, 1 -sty frame storage shed, $10 \times 14$, iron roof; cost, $\$ 200$; owner, Christian, 83 d st, bet 11 th and 12 th avs; builder, Jas K Stockton, 217 71st st. Plan No.
187.
RUTLAND RD, $n$ s, 214 w Utica av, 1 -sty ${ }_{\text {frame storage, }} 60 \times 30$, tar and gravel roof; cost, soo; owner, Jas W. Smith, 1410 Sterling pl; 3D AV, w s, 25.2 n 36 th st, 1 -sty brick storage, 21.6x95, tar and gravel roof; cost, $\$ 6.000$; Eisenla \& Carlson, 3 d av and 5ist st. Plan Eisenla
No. 231.

## MISCELLANEOUS.

JUMIS ST,
frame coal bin, $10 \times 10$ cor Glenmore av, rame coal bin, 10s1, E. G. Pfeiffer, 338 Pike st, Philadelphia, Pa.

TORRAINE ST, s w cor Smith st, 3-sty brick engine house and dormitory, $50 x 75$, tile roofs; 157-9 E. 67th st, N. Y. ; architects. Hoppin \& STARR ST, Nos. $214-6$, 1-sty frame wagon shed, 20x70. tar and gravel rgor, cost, sot, Nicholas Mitchell, 315 Stanhope st. ${ }^{\text {own }}$. Plan No.
HEYWARD ST, n . s, 100 e Bedford av. 1 -sty brick lavatory, $41.5 x 15$; concrete roof; cost $\$ 2,000$; owner, Shults Bread Co 26 Beaver st;
architect, Henry Holder, Jr., $2 \dot{2}$ Franklin av architect, Henry Holder, Jr, $2+2$ Frankin av
Plan No. 197. KENT AV, $n$ e cor West Sth st, 1 -sty frame
shed, $18 \times 100$, tar and gravel roof: cost, $\$ 400$; shed,. 18x100, tar and gravel roof; cost, $\$ 400$, Albert Ullrich, 371 Fulton st. Plan No. 189. SUYDAM ST, s s, 75 w Myrtle av, 1 -sty brick John H. Swartz, 82 Suydam st; architect, Emi J. Meisinger, 394 Graham av. Plan No. 221.

STABLES AND GARAGES.
 $\$ 50,000$; owner, Timothy Quinn, Tiffany pl and
Harrison st; architects, MeCloskey \& Boyle, 367 Fulton st. Plan No. 242 . 10 th av, 1 -sty brick garage, $12 \times 16$ tar and gravel roof, cost, $\$ 300$;
owner, Lena M. Welsing, 1621 10th av ; builder, -. Plan No. 217.
Stores and tenements.
 families; cost, $\$ 15,000$ owner, Gustave Kellner. 1546 Union st; architects, Farber \& Nu-
rick, 1028 Gates av. Plan No. 203.

## Queens.

DWELLINGS.
FOREST HILLS.-Puritan av, n w s , 222 , n 35, tile roof, 11 family; cost, $\$ 4,500 ;$ owner, Sage Foundation Homes Co, 47 W 34th st
Manhattan; architect, Grosvenor Atterbury, 20 WOODHAVEN.-Napier av e es, 450 s Jamaroof. 1 family ; cost, $\$ 5,000$; owner, H. Peterson Co, 643 Napier av, Woodhaven, architect,
Charles Peck, 2802 Jamaica av., Richmond Hill. ARVERNE.-Vernam av, e s, 320 n Amstel Boulevard, $21 / 2$-sty frame dwelling, 28x44. shinzler, Arverne, L. I. a architect, E. F. Cojean, 19 HOLLIS.-Clio av, e s. 350 s Keene ave ${ }^{\text {av }}{ }^{21 / 2-}$ -
sty frame dwelling, $30 x 30$, shingle roof, 1 family cost, $\$ 4,000$; owner, John Clerk, Hollis;
architect,
G.
E. Crane,
Well FLUSHING.-Pere st, s w cor Delaware st, roof, 2 families ; cost. $\$ 20.000$; owner, Edward Runge, Sandford av, Flushing; architect. A. E.
Richardson, 100 Amity st, Flushing. Plan No.
FLUSHING.-Amity st, n s. 200 e Murray
 A. E. Richardson, 100 Amity st, Flushing.

WINFIELD.-Thompson av, $\mathrm{n}^{\mathrm{s}}$ s 46 e Meyer ${ }_{1}^{\text {av, }}{ }^{21 / 2 \text {-sty frame dwelling, } 25 x 31 \text {, shingle roof, }}$ Robert W. Johnson, 60 Grove st, Corona. Plan

ROCKAWAY PARK. -2 d av, w s. 160 n Tri-
 Kienan, Newport av, Rockaway Park; archi-
tect. Phillip Caplan, 497 Boulevard, Rockaway
WHITESTONE -5th st n s, 110 e 7 th ar
 Whitestone ; architect, James O'Connor, WhitePlan No. 90 .
FOREST HILLS.-Continental av, s e $\mathrm{s}, 50 \mathrm{~s}$ w Groton st, $21 / 2$-sty brick dwelling, 2 axas, tile
roof, 1 family; cost, $\$ 6.800 ;$ owner, Sage Foun-
 Manhattan. Plan No. 87 .
 2 -sty brick dwelling, $20 \times 50$ tin roof. 2 fami-
lies $;$ cost, $\$ 3,000$; owner, Alexandro Banille, 23 Sheridan av, Brooklyn, architect. Max Hirsch,
 shingle roof, 1 family ; cost, $\$ 9,600 ;$ owner Max
shing Martin Wohl, 201 New York av, Jamaica. Plan FLUSHING.-26th st, w s 144 s Station rd, $21 / 2$-sty frame dwelling, $24 \times 29,1$ family, shingle roof; cost,
D. Latham, 74 So 17 th owner st, Flushing. Plan No. 101.

HALLS' AND CLUBS.
EVERGREEN--Cypress av, Nos. 891-893, 1-
 Lonse, 27 Himrod st, Ridgewood. Plan No. 93 RICHMOND
Twombly pl, 2 -sty brick roof, cost $\$ 40,000$; owner, James Butler, 390
Washington st, Manhattan, Washington st. Manhattan; architect, William
H. Gompert, 2102 Broadway, Manhattan. Plan

Stables and garages.
EVERGREEN.-Park pl, ${ }^{\mathrm{n}}$ e s, 250 s Prospect st, 1 -sty frame stable, $20 \times 12$, tar pajer
roof ; cost, $\$ 150$; owner, Charles Kreis, 14 WyCoron, Evergreen. Pan wor Jackson ay -sty concrete block stable, 241416, tar roof
cost, $\$ 100 ;$ owner, Charles Rehberg, Jackson STORES, OFFICES AND LOFTS. LONG ISLAND CITY.-Jackson av, s s, 311 e Barn st, 2 -sty brick store and office building,
$25 \times 105$, gravel roof; cost, $\$ 12,000$; owner, John William Clifford Co, 734 Vernon av, Long Isl-
FLUSHING.-Amity st, $n$ e cor James st, 1000 ; owner, C. W. Copp, Bayside av, Flushing; architect, A. E. Richardson, 100 Amity st Stores and dwellings.
WOODHAVEN.-University pl, n s. 50 e Clin-
ton pl, 2-sty brick store and dwelling, $20 \mathrm{x} 71,2$ families, tin roof, cost, $\$ 3,500$; owner. Bernard
Lavilett, 1041 Bigelow pl, woodhaven $;$ architect, Louis Allmendinger, 926 Broadway
Brooklyn. Plan No. 94.

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| MASPETH.-Grand st, s s, 42 e Cauldwell av, 1 -sty frame saloon, $20 \times 30$, tar and gravel roof; cost, $\$ 395$; owner, Anna Doyle, 23 Clinton st, Maspeth; architect, Albert H. Stines, 16 Cauldwell av, Maspeth. Plan No. 91. <br> ROCKAWAY BEACH.-Division av, e s. 335 n Boulevard. 1-sty brick abbatoir, 25x50, slag roof; cost, $\$ 2,000$; owners, Lapof \& Son, 543 Boulevard, Rockaway Beach; architect, J. P. Plan No. 104. $\qquad$ <br> Richmond. |
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44TH ST, No. 257 W , partitions, toilets, winWm. Waldorf Astor, London, Eng. : architect,
J. F. Burrowes, 410 W ath st. Plan No. 127 . 45 TH ST, No 29 W , partitions, toilets, to
4-sty brick dwelling; cost, $\$ 450$; owner, Cen tury Holding Co., 1182 Bway ; architect. S. B.
Shafler, 1585 Washington av. Plan No. 121 . 39 TH ST, No 340 W , alter platforms and
 5-sty brick tonement; cost, $\$ 200$; owner, Em
56TH -sty brick tenement; cost, $\$ 200$; owner, Em-
ma R. Harbaugh, 571 Park av; architect, P.
F. Brogan, 119 E 23d st. Plan No. 135. 57 TH ST, Nos 622-640 W, tank, steel beams
to 4 -sty brick garage; cost, S250. to 4-sty brick garage; cost, \$250; owner site,
Chas. Appleby, 11 John st; owner bldg, New York Taxicab Co., 7337 th av ; architect, C J
Rankin, White Plains, N. Y. Plan No. 105. 73 D ST. No 247 W , Broadway, Nos 2101-2115,
sign, to $18-$ sty hotel; cost, $\$ 4,000$; owner, W. E. D. Stokes, 2101 Bway ; architect, W. T. Totten sion, $8 \times 5$, to 4 -sty brick dwelling cear exten-
 110 TH ST , No 228 E , alter windows to 5 -sty brick tenement; cost, $\$ 25$; owner, Salvatore
Marotarona, 228 E 110 th st; architects. Moore Mar
$\& 113$.
11

| 112 TH ST, No 307 E , doors, windows, stage, alter seats to 3 -sty brick church and rectory cost, $\$ 500$; owners, Gaetano Zibelli \& Sons, 211 E 115th st; architect, M. W. Del Gaudio, 401 E Tremont av. Plan No. 106. <br> 123D ST, Nos $155-157 \mathrm{~S}$, alter shafts, windows, to 25 -sty brick stores and tenements: cost, $\$ 200$; owners, Lese \& Connelley. 35 Nassau st; architects, Gronenberg \& Leuchtag. 7 W 22d st. Plan No. 114. <br> 125 TH ST, Nos $50-52 \mathrm{E}$, partitions, windows, toilets, etc., to 4 -sty store and lofts; cost $\$ 5$,000 ; owner, Mrs. Lottie Crabtree, Boston, Mass. ; architect, Chas. Dingeldein, 530 E 138th st. Plan No. 126. |
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## 127 TH ST, Nos $78-80 \mathrm{E}$, windows, to 6-sty store and tenement; cost, $\$$ D00 ; owner, Abraham Michelson, Coytesville. N. J. ; architect,

 AV C, No 111, partitions, alter chimneys to3-sty brick tenement; cost, $\$ 750$; owners Lehrer \& C. Steinhausen. 94 Av A A ArehiBOWERY, Nos $180-182$, stairs, store fronts,
skylights to
$2-3-s t y$ brick stores. owners., James C. Ayer \& Chas. F. Ayer, 141
Milk st., Boston, Mass; architect. John R Hinchman, 350 W 71st st. Plan No. 136 .
BROADWAY, Nos $2824-26$. sign to 2 2-sty brick stores; cost, $\$ 200 ;$ owner, Geo. Slawson, 284
Columbus av. Plan No. 99. BROADWAY, Nos 632-634, staircases, beams to 12 -sty brk store and lofts; cost, $\$ 450$ :
owner, Helen C. Juilliard et al, 72 Worth st: architects, Maynicke \& Franke, 25 Madison BROADWAY, No S65, sidewalk lift, front entrance, iron shutters, partitions, to 5 -sty brick Realty Co.. $16 \overline{5}$ Broadway; architects, Hunt \&
Hunt, 28 E 21 st st. Plan No. 100 BROADWAY, No. 414, partitions, etc., to
T-sty brick office and loft;
cost, $\$ 500$; owner, Eisman \& Lippmann, 54 Lafayette st; archi
tect, M. Perlberg, 245' 136 th st BROADWAY, Nos. 546-548. Crosby st. Nos. 5 -sty brick stores and lofts; cost. $\$ 4,000:$ owner,
Estate J. J. Astor, 23 W 26 th st ; architect, L. C. Maurer. 1493 Bway. Plan No. 131 .
MADISON AV, 4 th av, 23 d and 24 th sts block, install vault, posts, girders, partitions
to 11 \& 40 -sty office ; cost. $\$ 1,000$; owner, Metropolitan Life Ins. Co, 1 Madison avn; architect
D. E. Waid, 1 Madison av. Plan No. 138 .
ST. NICHOLAS AV, Nos. 1431-1435. 182d st,
Nos $60-610$ W, bake oven, chimney, to 1-st
brick store.
 1007 E 180th st. Plan No. 134 . H G Steinmetz, 1ST AV, No 2229, doors, walls, stairway, to
3-sty brick store and dwelling; cost, $\$ 250$; 3-sty brick store and dwelling; cost, \$250;
owner, Guisseppe Albino, premises; architect,
M. W. Del Gaudio, 401 E Tremont av, Plan No 2D AV, No 1168 , alter ceiling to 5 -sty brick
tenement and stores ; cost, $\$ 250$ owner, Osias
Karp. 95 James st; architect Maximilian Zipkes,
3D AV. No. 1953, alter doors, dumbwaiter. to
4 -sty brick store and tenement; cost, $\$ 50$ :
$\qquad$
5TH AV, No, 381, skylights, partitions, to
6-sty brick store and loft; cost, $\$ 1,000$; owner,
Isaac H. Peller, 383 5th av; architect, Samuel
Sass, 32 Union sa. Plan No. 133.

## 6TH AV, s w cor 102d st, windows, partitions,

 owner, Burrows, Neeley \& Co.. 110 W 34 th st.architect, Paul C. Haan, $110 \mathrm{~W} \cdot 34$ th st. Plan



STH AV, No 705. partitions, columns, girders, to 4-sty brick tenement; cost, $\$ 5,000 ;$ owner,
James L. Van Alen, Newport, $R$. I.; architect,
John H. Knubel, 318 W 42d st. Plan No. 104 . STH AV, No 2482 . partitions, toilets, to 5 -sty Store and tenement; cost, 192 Bway; architect, F. E. Glasser,


## Brooklyn

BERGEN ST, No. 38, 1 -sty brick extension, 264 Degraw st, $\$$, architect, David A. Lucas, 98
3 d st. Plan No. 16. CALYER ST, Nos. $121 \& 127$, new toilet compartment, etc. : cost, $\$ 600$; owner, Chas. R. Reynolds, St. Marks av; architect, Gustave
Erda, 826 Madison av. Plan No. 181. CHESTNUT ST, No. 149, new extension, etc.
cost, \$128; owner, Joseph Abramson. on prem ises; builder, Joseph Moss, 188 Richmond st. COLUMBIA ST, e s, 20 S Carroll st, remove columns. etc, ; cost, $\$ 200 ;$ owner. John Maguire
269 Columbia st; architect, John Burke, 703
COURT ST, No. 296, new walls, \&c ; cost. $\$ 50$
 DEBEVOISE ST, n s, 125 e Graham av, new stairs, \&c; cost, \$200; owner. Jos Werbelovsky
91 Meserole st; builder, -. Plan No. 235. DEGRAW ST, No. 75, new show windows, \&c cost, $\$ 100$; owner, Luigi Desposito, on premFULIUN ST, No. 246, new partitions, etc.; 5 th, av, N. Y.: architects, Halton \& Buys, 311
Madison av, N. Y. Plan No. 180. HEYWARD ST, n s, 100 e Bedford av, new toilet compartment. etc.; cost, \$350; onwer,
Schults Bread Co. 26 Beaver st; builder, Henry
Holder, Sr 24 . Holder, Jr., 242 Franklin av. Plan No. 192. N. Y. ; architect, Geo. M. Lawton, 1330 East

JOHN ST, e s, 99 n Bridge st, new tank on 106 John st, builder, Flint \& Walling Mfg.
96 Wall st. Plan No. 198.
KEAP ST, n . $\mathrm{s}, 200 \mathrm{w}$ Marcy av, new flooring, etc.; cost, $\$ 25$; owner, Louis Saul, 215 Keap st
builder, Wm. Nolan, 63 Broadway. Plan No. 179.

LEONARD ST, e s, 75 n Meserole st, nel lofsky, on premises; architects, Brooks, Rosen
berg \& Hirsch, 186 Remsen st. Plan No. 109 PIERREPONT ST, No. 102 , new walls. \&e
cost, $\$ 200 ;$ owner, John B , Slee, 153 Mon
tague st; architects. Slee \& Bryson, same ad PRESIDENT ST, No. 564, new partitions etc.; cost, \$50; owner, Rosanna Desanna, on
premises ; architect, David A. Lucas, 983 d st. Plan No. 206 .
PRESIDENT ST, No. 194, new door, etc.
cost, $\$ 300$; owner, Thos. Buckley, on prem ses; architect, Edw. Thos. Armstrong, Union an PROSPECT PL, n s, cor Eastern Parkway extension new windows, etc.; cost, $\$ 1,000$; own-
er, Yeshwa Lifereth Bachwim. 1552 St. Marks No. 173.
 Allmendinger, 926 Broadway. Plan No. 190 WALWORTH ST, No. 80 new window, etc.;
cost, $\$ 600$; owner, Moses Rosen, ${ }^{27}$ Whipple
st, architect, Henry Vollweiler, 696 Bushwick WILLOUGHBY ST, No. 191-3, 3 -sty and basement brick extension, 6.6x, cost. \$1, ave ;
owner, Amello Cirinlo, 193 Willoughby,
itect, Jos P. Rofrano, 215 York st. Plan No. WEST 1ST ST, Lee Samenfeld, 8 E 42d st. Plan No. 238. 2 D ST, No. 333, new sinks, etc.; cost, $\$ 200$;
owner and architect, Giuseppi De Priore, on

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ELEVATORS
 Division st, builder, Sigmund Youchman. 219 EAST 7TH ST, e s, 320 n Ave M, alter roof, Wyona st; architect, S. Millman \& Son, 1780 Pitkin av. Plan No. 158.
ing; cost, $\$ 10$ S. ${ }^{\text {s. }} 150$ wer, Clinton st. new plumb premises; builder Hugh J. Hoehr. 88 Richard
BAY 14 TH ST, No. 138, 1 -sty frame extension, $9 \times 10$; cost, $\$ 200$; owner, Aaron Cohen, on
premises ; architect, A. J. MacManus, 44 Court
 Licht et al, 6 Morton av, architect, McClos-
ley \& Boyle, 367 Fulton st. Plan No. 245 . 17 TH ST, n s, 99.6 e Sth av, new windows,
etc.; cost, $\$ 200$, owner, Louise Gallo, 443 17th
st; ;architect, Harold G. Dangen, 215 Montague ; architect, Harold G. Dangen, 215 Montagu
Plan No. 201.
 st, architect, John M. MeCullagh, 287 18th st.
Plan No. 229.
W 29TH ST, s w cor Surf av, alter buildings W 29TH ST, siv cor Surf av, alter buildings
for bathing pavilion ; cost, $\$ 700$; owner. Alfonfor bathing pavilion; cost, \$uidor; owner. Alfon-
so Steark, on premises, builder, S. P. Murphy, 69 TH ST, No 1369 new house drain. etc. architect, Carl A. O1sen, 681116 h av. Plan

69 TH ST, Nos $1451-3$, new house drain, etc.
cost $\$ 80$; owner, Lorenzo Salvesto $\$ 3$ Mul
 16 th av. Plan No. 210
ALBANY AV, e s, 36 s Lincoln pl, new house 307 Albany av; architect, Walter T. Connelly, ALBANY AV, e s. 18 s Lincoln pl, new plumb-
ing, etc. A cost, $\$ 150$ : Owner John Martin, 305 F ing, etc. ; cost, \$150; Owner. John Martin, 305 Clarendon rd. Plan No. 208.
$\underset{\text { brick extension, }}{\text { ATLANTIC }} \mathrm{A}$ e e cor Fountain ${ }_{176}$ av, 1 -sty brick extension, $176 \times 26$; cost, $\$ 10,500$; owner de Varona, Chief Engr., 21 Park Row,
ATLANTIC AV, No. 937 , new partitions, \&e
cost, $\$ 400 ;$ owner, Wm H. Strang. 900 Atiantic No. 228 . $\underset{1 \text {-sty brick extension, } \text {, e cor }}{\text { BA }}$ Rt. Hamilton av 1 -sty brick extension, $20 x 23 ;$ cost. $\$ 700$; owner
Thos. McHughes, on premises; architects. Ei senla \& Carlson, 3 d av and 51st st. Plan No.
DEKALB AV, No. 778 , new plumbing $\boldsymbol{J}$ tures cost, $\$ 90:$ owner, Al Lehman, on one premises;
builder. Bennett Aronousky, $\$ 26$ St. John pl. builder, Bennet
Plan No. 162 .
DEKALB'AV, No. 669, repair fire damage cost, \$600; owner. Lizzie Vrooman, 258 Lexing ette av. Plan No. 207. Etairway, Ne ; cost, $\$ 6,000$ :
 KNICKERBOCKER AV, w s, 75 s Willoughby av, new machine booth, etc.; cost, $\$ 200$; owner,
Louise Wicke, 1375 Myrtle av ; architect, John C. Hestermunn, 172 Hamburg av. Plan No. 164. KNICKERBOCKER AV, $s$ w cor Willoughby av, new toilet compartment; ; cost, $\$ 300$; owner,
Martin Klesch, Himrod st and Central av; architect, Emil J. Meisinger, 394 Graham ay Plan No. 191
MERMAID partitions, etc.; cost, $\$ 100$; owner, Edward Curley, ${ }^{3120}$ Ocean av ; architect, Richard
Marzari, 2818 West 6 th st. Plan No, 172
 Montrose av; architect, Louis Berger \& Co. Myrtue av and Cypress
MYRTLE AV, No. 717, new plumbing, etc. cost, \$180; owner, Minnie Spier, on premises No. 165. ment, etc., Aost, $\$ 300$; owner, Morris Geevitz,
on premises; architects, Hirsch, Brook \& Rosenberg, 186 Remsen st. Plan No. 188.
 frame extension, $18 x 7$; cost, $\$ 200$; owner. Mary
Sutter, on premises; architect, Richard Marzari, 2818 west 6th st. Plan No. 168.
RALPH AV, e s, bet Dean and Pacific sts. alowner, flebrew Orphan Asylum (Inc). Ralph av, bet Dean and Pacific st, architect, Jno B.
Snooks Son, 73 Nassau st, N. Y. Plan No. 234. THROOOP AV, No. 74, new partitions, \&c cost. $\$ 150$; owner, Chas Jacobs, on riremises
architects,
Brook,
Rosenberg
 cost $\$ 500$; owner, Rosie Kaplan, on premises
architect, Glucroft \& Glucroft, 34 Graham av
Plan No. 178 .
WILLOUGHEY AV, Nos. 868 \& 870 . new Co. 62 Graham av ; architects, Glucoft \& Glu-
3D AV, ${ }^{\mathrm{n}} \mathrm{w}$ cor Degraw st new plumbing.

## Queens.

 Review av, erect new store front, cost,
owner, Elizabeth Gross, premises. Plan No. 16 ,
ROCKAWAY BEACH. - Boulevard, n s , 125 w. Center av, 1 -sty frame extension on, rear,
27x fis felt and gravel roof cost, 500 ; new

Fairview
James B. Sm, Rockaway Beach; architect,
67 No. Fairview av, Rockaway Beach. Plan No. 17

ROCKAWAY BEACH.-Waverly av, w s, 471 1-sty added to top shingle roof, new plumbing occupied as boarding house ; cost, $\$ 2,700$; owner Amelia A. Rogers, 396 Boulevard, Rockaway Rockaway Beach. Plan No. 18 . ${ }^{29}$. Pleasant av FAR ROCKAWAY.-New st, $n$ w cor Broad cost so75 new plumbing; owner Mrseranda me Mckenna, 123 East 72d st, Manhattan.

EVERGREEN.-Van Cortlandt av, s s, 100 e Fresh Pond rd, excavate cellar and erect new
foundation ; cost, $\$ 200$; owner, Phillip Dietz, METROPOLITAN.-Harman st, s s. 260 w $\$ 150$; owner, Mrs. Louise Ernest, premises. Plan

ROCKAWAY BEACH.-Thompson av, W S
150 n Boulevard, 1-sty added to top, shingle roof; cost, $\$ 650$; owner, Mrs. A. Seelig, 11 No. Thompson av, Rockaway Beach; architect,
Jno. Breckenridge, Jamaica. Plan No. 22. RICHMOND HILL.-Jamaica av, No. 2387, Lewis Gotthoff electric sign ; cost, $\$ 50$; owner, RIDGEWOOD.-Myrtle av. No. 2328, erect new steel electric sign; cost. \$50; owner, L. BurkLONG ISLAND CITY.-Steinway av, No. 433 , C. Muller, 433 Steinway av, Long Island City

## Richmond.

 toilets and ire escapes for tenement; cost $\$ 500$;
owner, Jos Carusello \& Jos Trifoglio. $2 \overline{4} 4$ Bay BOYD ST, s s, head Court st, water tower cost, $\$ 1,500 ;$ brick; owner, Rubsam \& Horr-
mann Bwg Co ; architect, Jos Whitford. St STUYVESANT PL, w s, 325 n Wiener pl ral av: builder, Wm Hilderbrandt, 45 CenTAYLOR ST, e s, 725 s Castleton av, West New Brighton, exten to club house; cost, $\$ 400$;
owner, Starin Hose Co., 207 Taylor st, W. N EROADWAY, n s, 197 e Johnson st, alt store zie Penney f architect and builder, Chris. C. Petersen. Plan RD RI Wright st, Ross FRESH KILL RD, e s, n e e Wright st, Ross-
ville, chimney to dwelling; cost, \$15 ; owner, as. J. Winans, Rossville ;owner, builds Plan

RICHMOND RD, s s, cor Moore st, Richmond, extension to dwelling; cost, $\$ 700$; owner, Mrs.
Mary C. Reichenback, Richmond rd: builders Hesse \& Offerjost, 297 Broad st, Stapleton. Plan

Personal and Trade Notes.
R. E. BOSSTRAM, architect, who recently Ont., desires samples and catalogues on buildng specialties.
THE LINSEED ASSOCIATION of New York hual meeting on the ensuing year at its anFortmeyer was elected president; A. A. MurJr., honorary secretary. WORKS have moved $53 d$ st, where they have greatly increased farnamental ironwork PURCELL \& GILFEATHER. contractors, THE COLLIN ARMSTRONG ADVERTISING EUGENE A. STEINFIELD, maker of paper ette st. LOUIS L. TRIBUS, Acting Commissioner of Public Works for Richmond Borough, has been designated by Borough President Cromwell as
his representative in the Board of Estimate when the necessities may require the Borough

ERSKINE R. FISHER, for many years identified with composition flooring, is now con-
nected with The Tileine Co. in the Metropolitan

## Government Work.

WASHINGTON. D. C.-Proposals for Foundry Building will be received at the bureau of yards and docks, Navy Department, Washington, D. Hollyday, Chief of bureau. BUFFALO, N. Y.-Sealed proposals for reShiplock, at Buffalo, N. Y.i and for purchase cation. J. G. Warren, lieutenant-colonel, enMARE ISLAND, CAL.-Proposals for Shell
House will be received at the bureau of yards C.. until Feb. 17, for a shell house at the United States naval magazine, Mare Island, Cal.
$\qquad$
$\qquad$ received until March 2, for the construction
complete (including plumbing, gas piping,
and interior lighting fixtures) of the United States post office and customhouse at Corpus
Christi, Tex. The building is to be 4,400 sq. ft. ground area, 2 -sty and basement, stucco finish, with tile roof. Drawings and specifications may be obtained from the custodian of the discretion of the Supervising Architect, James Knox Taylor, Washington, D. C. MANHATTAN.-Sealed proposals will be reng devices Feb. 8 for pneumatic door opera Manhattan, in accordance with specifications, copies of which may be had at the office of
the architects. McKim, Mead \& White, 160 5th av. James Knox Taylor, Supervising Architect. UNION S. C.-Sealed proposals will be reincluding plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures) of The building to be $1-$ sty and basement, of approximately 4,117 sq it ground area, brick faced, with stone trimming and tin roof. Copies of the drawings office of the custodian of the site at Union Supervising Architect, Washington, D
R. J. Horner \& Co. Move Uptown. Following the general trend of business, R. J. Horner \& Co., furniture dealers, located for more than twenty-five years in West 23 d street, New rork move to 22 West 36 th street some time in February. They will occupy the entire building, twelve stories and basement feing devoted exclusively to the sale or fur niture. In an interview regarding the at tated then the 23 street quarters were secured, saying it was too far uptown secured, saying that business would never come to it. Having seen it come and start to go and noting the general tendency of all business to move farther uptown on account of the greater transportation facilites the firm decided upon the move.

Metal Exchange Review. सरक्रिण्र The annual statistical review of the domestic and foreign metal markets for 1911 compiled by C. Mayer, secretary of the New York Metal Exchange, has been issued. The review is replete with important statistics on iron and steel prices at the principal American and European iron in the United States and also the world's production for a series of years.

## Consular Reports to be Bound.

Commencing the first quarter of the year 1912, the Superintendent of Docu-
ments of the Government Printing Office ments of the Government Printing Office will bind in quarterly volumes the Daily
Consular and Trade Reports issued by Consular and Trade Reports issued by
the Bureau of Manufacturers of the Department of Commerce and Labor. Each the subject matter of the reports, the subject matter of the reports, and priate title in black letters. These bound priate title in black letters. These bound intendent of Documents for the sum of $\$ 1.50$ per volume, or $\$ 6$ per annum. This charge is made to cover the cost of binding, and of the index, which may be purchased separately for the sum of 10 cents porters, trade organizations, libraries and others desiring to maintain a permanent file of the Daily Consular and Trade Reports may be interested in this service. An opportunity is thus afforded to obtain at a nominal price the reports in bound form, convenient for filing in libraries, etc., making them available for ready reference.
Those desiring to take advantage of this service should communicate with the Superintendent of Documents, Government Printing Office, Washington, D. C.

An Immense Mausoleum for Woodlawn. A contract has recently been let for what will prove to be one of the most remarkable mausoleums in the country. this will be erected in Woodlawn CemeW . Gates. The city, for the estate of John by the Harrison mausoleum will be Granite Company. The marthenon at A thens be modeled after the 8 inches in length, 35 feet S inches 46 feet 8 inches in length, 35 feet 8 inches wide light Barre granite, with fine hammered finish, while the interior will be of the same stone polished. The entire structure will weigh about 700 tons, and it will contain a number of stones of notable size in monumental work. The two roof by $11 / 2$ feet, and will weigh about 48 tons each. The ridge stone will be 38 feet by $S$ feet by $2 \frac{1}{2}$ feet, weighing about 43 tons. There will be several other single blocks weighing from 20 to 25 tons each, and of very large dimensions.- "Stone."

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## The 1912 Edition of Sweet's Catalogue

 of Building Construction is now ready for delivery. Applications from architects, engineers and contractors for copies of same will receive prompt attention. Address Sweet's Catalogue, 11 East 24th Street, New York.

Drying Out Buildings Under Construction. Builders have always found the problem of properly and thoroughly drying out new buildings a difficult one. Drying mortar has beem applied after the brown can be done more efficiently it then cheaply. Almost invariably it is more after the windows have been it is done before the doors have been hung. Builders ing drying apparatus that can be applied at any stage of the operation.
A system recently perfecte
House Drying Company of by the avenue, this city, which guarantees to turn over newly built structures thoroughwith dry without interfering in any way with the artisans employed on the job, is attracting considerable attention. It can be applied at any stage of construction by is process of warm air circulation which is applied directly to the damp walls and mortar by the same time it hardens the mortar by the introduction of carbonic tem is based on damp surfaces. The syswhich is renewed four cimes atation of air The apparatus is times an hour. merely a part of is not sale. It is thoroughly tried out by that has been company. It can be seen ine operating an apartment house now in operation in on construction on the south side of East 156 th street, 100 feet east of Courtlandt avenue.

A Plea for the Brick Manufacturer. Legitimate business certainly has tries of the Hudson valley have indusstruggling along, making some mave been a year or two and losing it all within the next year or two. There has been he steady, regular, dependability on money invested in these plants, anywhere ap proaching the legitimate return an honest manufacturer has the right to expect There are many reasons for this. The brick industry depends upon various conditions: the weather has a large hand. bulling booms mean much; the cement industry has cut in a good deal; differin the Nong the owners and cutting rates Several at York markets had its share. gether andempts were made to get together and establish a standard price for profit but low the would be a decent market. One enough to find a ready market. One by one these organizations was apart after a little and nothing ever, a solid and what summer, howpermanent and profitable seemed to be a formed. There seemed association was in sight for the men who had invest their money in brickyards, hat invested are informed complaint has been made Albany, alleging that the "combination is in restraint of trade." We haven't a dollar invested in the brick industry, but if ever an organization deserved to be let alone and allowed to be given a chance this is one. Let's give it a chance and invested in legitimate busineney is to be be a curb on these "hold up" attempts which are hypocritical in their concep-tion.-Hudson Republican.

## Sewage Disposal

The State Board of Health has approved of plans and specifications for a sewage disposal plant at Rockville Centhe village for the construction of this plant for the discharge of the effluvia plant for the discharge of the effluvia
from the disposal plant into Mill River under conditions to be imposed by the under conditions to be imposed by the

# The Problem of Drying Out Buildings Under ConstructionSolved EFFECTIVE 

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# TWO WAYS OF MANAGING AN APARTMENT HOUSE. 

## Hints for Investors in Apartment Houses and Apartment Hotels-Costs of Maintenance Compared to Gross Income. <br> By AUSTIN L. BABCOCK.

THE term "apartment house" is very fined as a house in which three or more "apartment hotel" may be defined as an apartment house which, in addition to providing separate homes or apartments for three or more families, also provides a
common dining-room and other facilities common dining-room and ot
ffered by the typical hotel. The types of apartment houses vary from the East Side three-story tenement to the latest type of West Side twelve-
story, fireproof house, including the duplex and co-operative houses, and there exists the same variation in the different ypes of apartment hotels. We may also say that this tenant. No doubt to the newly arrived immigrant the accommodations provided in the typical cold-water tenement of the lower East Side appear to him just as luxurious as do the appointments of the 25,000 a year apartments at 86 th street hereof. It is simply a question of point of view.
It is interesting to note, however, that the character of the owner and investor does not vary with the character of the tenant. In many instances a cultured and wealthy landlord living in a modern and exclusive apartment house on Broadway may be the owner of many East Side tenewhich he receives his income, while on the other hand the owner of the beautiful
house in which lives the wealthy landlord house in which lives the wealthy landlord
may be a tenant in one of the latter's East Side houses, for, after all, the chief desideratum is net return on capital invested. The wise owner applies the acid test to the proposition submitted and him satisfactory he it not likely to buy even though the building architecturally is a gem. Of course many factors must be considered by the owner when contemplat ing the purchase of an apartment house. First. Location. The building must be properly situated from the point of view transit accommodations general surroundings, accessibility to the factory, office, theatre, shopping district, etc., as the case may be.
Second. The building must be an ade-
quate improvement; quate improvement; that is, it must be of land values for a reasonably capitalize the Third. It must be built in accordance with the standards required and in accordance with the various laws and rules of the departments having jurisdiction, Fourth. Title to the building should be Flear and insurable by a title company of clear and insu
good standing.
Fifth. The first mortgage, if there be any, must be in every way satisfactory of course, the far-sighte and amount. accurately appraise the value investor must perty and the future tendency the proin the district. The movements of values lation and of business mayements of popu the character of a neighborhood in this city. We are all familiar with the various results of these changes. We have seen a fine type of apartment house in an exclusive residential neighborhood in a comparatively short time surrounded by loft buildings for manufacturing and busidesirability of tenancy in the that the house becomes very questionable. The changes that are now taking place in the
Murray Hill district, along Fifth avenue south of Fifty-ninth street, Fifth avenue Harlem of north of 131 st street, may be mentioned as illustrative of the radical transformations that come in a comparametropolitan district. Yhis rapidly growing always the results of well they are almost and in most cases may be foreseen causes who carefully analyzes the various factors required governing the situation. Take for an instance the district known

[^6]artery, Broadway, running north and South; one block to the west, Riverside and west dhedral Parkway, running east Harlem west; a high plateau overlooking and Palisades on the west; Riverside Park, Morningside and Central Parks immediately adjoining; Columbia University, St. Luke's Hospital and the, Cathedral of St. John the Divine; the subway and elevated stations at 110th street; easy accessibility even by trolley to the great
shopping and amusement centres of Manshoppin
All these factors have made it logical and inevitable that the district centering around 110 th street and Broadway should be the location or a group of our finest ing of splendid apartment houses and hotels along Park avenue was equally logical and inevitable. Here we have a very broad avenue underneath which lies the right of way of the New York Central R. R., the electrification of which removed the smoke nuisance, and a
The building the subway into Bronx where values were less than in Manhattan, and yet where many natural attractions to the home-seeker, resulted in the construction of hundreds of modern new-law apartment houses where tenants were given advantages in many ways
superior to what he had received in superior to what he had received in Manhattan and for less money. Likewise the extension of the subway northward activity in apartment house construction in Washington Heights.
Different reasons govern the location of the apartment hotel. The tenants in this ype of building as a rule are seeking responsibility and in a location care and cessible to the great centers of business and amusement. So we find few apart ment hotels north of 79th street on the West Side, or north of 59th street on the East Side.
atisfied prospective buyer is thoroughly ment house to the location of the apartadequate improvement, that is if it is an proper relation to the that is if demands of tenants and to the value of the land on which it is built, etc., if it is well built and in accordance with all existing partments and the mortgages and all other partments and the mortgages and all other factorily adjusted, then, having become the owner of the property he at once faces the problems of management. If he has purchased a small unit, say a five-story, 40 ft . front walk-up, and wishes to gain the greatest possible net return on his capital, he should live in the house, collect his own rents and as far as possible make his own repairs.
In the management of a large number of small units, or in the management of large units, unless the owner is possessed of sufficient knowledge and can devote the necessary time, he should employ a manager, either on salary or commission, because the management of a large amount of apartment house property is a profession in itself. The questions in volved in handling tenants, purchasing supplies, making repairs, etc., requires the The results obtained from the intelligent care of a skillful manager will more than offset the cost to the owner who is him self lacking in the necessary qualities. The apartment house magement of of the gross rents property is 5 per cent ments may fientimes be madial arrange are warranted by the be made where they of the properties to be handled magnitude words, many economies in the In othe cost of managing properties may be instituted.
The owner must determine which of two policies he is going to follow. That is, whether he is going.to keep the physical condition of his property at par as far as possible and grant to his tenants every reasonable request, having as his aim to keep his house a little better, give his cenants a little more and as a result receive more in income and have his house
better filled, or whether he will follow the opposite course, as is often donegrant his tenants as little as possible, make only such repairs as are absolutely necessary and squeeze his investment for
the purpose of extracting the last ounce of net return.
It is needless to say to you that the consensus of opinion is all in favor of the if one is to continue the owner of an apartment house to make all necessary repairs, but to make a great many which are not necessary in order to maintain and ness of the hive the general attractive ness of the house, and know or no better investment for the owner to make than to best advertisement liberally, because the securing new tenants is a well-satisfied present tenant.
In discussing the relation the various items of expense in runing a house bear to the gross rental return and the normal net return on the investment in an apartment house, we can only generalize: Suppose we take for illustration two distinct up on an inside lot and a twelve-storymodern, fireproof apartment house-story proximate figures only will be used. In capacity should be former the earning value of the property, and the gross in come, which is the earning capacity less should be 11 per any concession, should hot water should cent. Heat, light and gross income Repairs and jant. the plies, 10 per cent.; payroll janitors' supmanagement, 5 per cent.; insurance, 1 per cent.; water, $21 / 2$ per cent.; taxes, $121 / 2$ per cent.; mortgage interest, 30 per cent. This will leave aproximately 25 per cent. of gross income, which will be equivalent to about 8 per cent. net return on the equity in the property owned. These may be taken as a guide to the average expense and income account of the property des-
In the case of the modern 12 -story fire proof apartment house, the earning ca-
pacity should be 10 per cent. of the value pacity should be 10 per cent. of the value of the property, and 9 per cent. gross income after deducting vacancy and any and hot water should be heat, light, power and hot water should be 4 per cent. of the gross income, repairs and janitors' supmanagement, 4 per cent.; taxes, 12 per cent.; water, $1 / 2$ per cent.; insurance per cent. This leaves approximately 34 per cent. of gross income apor approximately net return on the equity these items are more or less Certain of such as taxes, water and less standard, terest, but a wise management may in terially reduce the amount of repairs and increase the amount of gross income.
The keynote to this whole situation is getting tenants who will stay and not tents and proverbial Arab, "fold up their wandering steal away in the night." The of the big repair bill. underlying cause temere possible to have the German system or having the tenant take the apartment undecorated and do his own deco-
 be less tempted to move whenever the general proposition, the typical apartment house proves a safe the typical apartment ment for the owner and his choice be tween the 5 -story unit and choice bewill largely be determined by the size of his resources.

## A BROKER'S COMMISSION.

## What He Must Do to Earn It Under the English Law-A London Case.

${ }^{6}$ While in Europe a few weeks ago, Mr. estate, 150 Broadway read in Co., real Times the report of read in the London volved the fundamental law of the instate broker's business, and clearly set orth what it is necessary for a broker to do in order to earn his commission on From
From the report of the case Mr. NicholSon gathered the information that in buyer who is "able" as well as "willing" to fulfill a contract to purchase "willing" agent earns his commission as soon as he brings vendor and purchaser together he brings vendor and purchaser together, but
the purchaser must be a competent purchaser.
The action was one brought by a firm sion estate agents to recover $£ 877$ commis introducing to have been earned upon Restaurant, Coventry street. The de fendants denied that they were liab de pay any commission, as the plaintiffs had not introduced a person who was willing and capable of purchasing the property The London "Times" report continues:
Mr. McCall, K.C., and Mr. MeCardie
appeared for the plaintiffs; Mr. Tindal Atkinson,
Mr. McCall, in opening the plaintiffs' case, said the action was brought by a
firm of estate agents against the defendfirm of estate agents against the derendthe owners of the Globe Restaurant, which was put into the plaintiffs' hands to obtain a purchaser as early as 1902. From that date to 1909 the plaintiffs introduced a number of persons, but nego-
tiations went off. On December 1, 1909, tiations went off. On December 1, 1909,
they introduced to the defendants a Mr. they introduced to the defendants a Mr.
Bromet as purchaser of the premises. An interview took place, and an offer was made to sell the premises for $£ 55,000$. Mr. Nicholson, of the defendant company said he wanted to know the exact amount of commission he would be liable to pay;
he was told the usual estate agents' terms -5 per cent. up to $£ 100,21 / 2$ up to $£ 4,900$, and $11 / 2$ on balance of $£ 50,000$, "upon the and $11 / 2$ on balance of $\begin{aligned} & \text { business resulting through them." "upon the } \\ & \text { Mr. }\end{aligned}$ business resulting through them."
A contract was entered into and was passed from the defendants' solicitors to the purchaser's solicitors. Contracts were
exchanged on March 2, 1910. The contract was in the ordinary form, but it provided that the purchaser should pay the plaintiffs the commission which the defendants had contracted to pay.
He (counsel) submitted that the plaintiffs had earned their commission, as they had introduced the person to enter into the contract, with the carrying out of which which thiey had nothing to do. On April 28,1910 , the plaintiffs sent in their account to the defendants, and no dispute arose at that time. In May Mr. Bromet's solicitors complained that the defendants' title to the premises were not in order. In August the defendants solicitors gave purchase would have to be completed by

September 6, 1910. On September 13 the plaintiffs made another application for ants' solicitors wrote that the deposit became forfeitable, and that the defendants considered the contract at an end and would proceed to sell to other persons. At that time the defendants had had a better offer than $£ 55,000$. The defendants ultimately sold the property for 209,500 to a company, and said they were not
liable to pay the commission fecause Mr. liable to pay the commission because Mr.
Bromet did not carry out his contract. Bromet did not carry out his contract.
The defendants took no steps to enforce The defendants took no steps to enforce
specific performance of Bromet's contract. Mr. Bromet, in his evidence, said that he was prepared by himself and his friends to carry out the contract. If the defendants had taken steps to compel him he could have carried it out. Cross-examined. -He was anxious to entered into the contract he was not prepared with his own money to carry it out. It was owing to the death of two of his friends that he could not complete. His rent-roll was $£ 10,000$ a year from property in London.
Mr. Tindal Atkinson, for the defendants, contended that, although a contract had been signed there never was a person found by the plaintiffs who was willing to put up the money to buy the property. The only person found by the
plaintiff was Mr. Bromet, who signed the contract in the hope that he could find a builder who would pay down a sum of money for a building lease of the prop-
erty. Mr. Bromet failed to find the builderty. Mr. Bromet failed to find
er and so failed to complete.
Mr. Justice Ridley, in summing up, said it was the law that the agent could say he had earned his commission as soon as he hather Nobody quarrelled with that But the purchaser must be a competent
and willing purchaser; it was no use putting up a man of straw. He did not suggest that the purchaser in this case was a man of straw, as the defendants were willing to accept him as purchaser, and, therefore, there was a possible bargain. ants, then off by a fault of the defendentitled to their commission. If Mr Breen met had their commission. If Mr. Bropurchase, then the plaintiffs would have It was clearmmission.
It was clear that Mr. Bromet had not himself got $£ 55,000$, but he said he had iriends behind him. Everything came to a endildecause they were not able to find terms wer to put up the money. Fresh were introduced, but the bargain failed and there was an end of the whole mat ter. Had the plaintiffs found a man able and willing to carry out his bargain? If so, then they could recover commis sion; if not, then they had not earned any commission. The jury found that Mr. Bromet was not able to carry out the contract.
Mr. Justice Ridley said: As the matter ready, on that finding, to give judgment feady, on that finding, to give judgment Judgment for the defendants, with costs, accordingly.

Chicago's New Bureau of Ventilation. An advanced move in the campaign for better air conaltion has been taken by the cireau of ventilation, which will be conducted under the supervision of the Chicago Department of Health. The establishment of the new bureau is the result of an agitation inaugurated by the Chicago Architects' Business Association.

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18 Nelson, Arthur-Adelphia Realty Co
18 Nolan, Wm-City of N Y..........335.43
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16 Rosenzweig，Jos－R J Wolkenstein et
16 Ringelstein，Cöas－$\dddot{P} \cdots \cdots$ Nebeing．

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5 Soter，Efstein or Efstran－Knick Schwartz，Isidore H－A Lux
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16 Schavrier，Isaac $^{\text {St }}-\mathrm{O} \mathrm{R}$ Weiss

16 Scharf，Annie－N Y Thel co
16 Steina，Secondo－the same
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17 Schneiderman，Louis－ B Heinrich

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18 Thumm．Chas F－G Thumm．．．．${ }^{2}$ ，
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13 Louis Sroka Co－Rogers Pyatt Sh


Electric Marine Mfg Co－same．

## 13 J Diamond Co －same

James F Disken \＆Co－same
Regal Delmar Co $\operatorname{Co}$ same． R Hensch
Donegan－Redmond Co $\cdots$ City o
13 Delemba Constn Co
Dominion Inc Co－same
Duenesser Co $\frac{\text { same．}}{}$ Dow Deemer Realty
Eureka Osage Oil Co Cow
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13 Union Whiskey Co－Gukenheimer
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13 Independent American Ice Cream Co
13 Franklin Constn Co－R M Rodgers
13 Progress Auto storage \＆Suppiy Co
13 Lew Collyn Realty $\ddot{\mathrm{C}} \mathrm{O}-\mathrm{N}$ Y $\dot{\mathrm{Y}}$ Eison Co
13 J Rheinfrank Co \＆Rae Levinson－I

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15 Corrigan，\＆German Construction 100.03
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15 Lenox Realty Co ${ }^{15}$ Wall Bond \＆Mortgage Co－I Lewke－
15 Ave Bindery Inc－City of N Y．
15 Bell Wiley Co the same
Borough Hron Works—the same Church Supply Co－the same．． Chesterfield Mfg Co the same Chelsea Auto Storage Co－the same
15 Century Catering Co co．．．．．．．．．．．．．．．．．．．．．the same． 15 Raymond A Browne Music Coll． $\begin{aligned} & 38 \\ & \text { the }\end{aligned}$
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 15 Standard Vacuum Cleaner Co－ Tm ， 15 Robt S Redfield \＆Co－N Y Butchers Van Cleave Constn Co－Hudson Man－
tel \＆Mirror Co． 5 Waclark Realty Co－j J Brady et al 15 East River Gas Co of Long Islan R R Co ．．．．．．．．．．．．．．．．．．．．．．．1，000．00 of N S Y ．．．．．．．．．．．．．．．．．．．．．．．．．． $2,500.00$ the same－．．．．Treasurer of the State 15 Ward，Jno S．M Herman．

16 Mill Machinery Manufacturers-Nut-

16 derson
16 New York Addressing \& Mailing Dis-
16 the same Business Men's pub
$16 \underset{\text { Thomas Crimmons Contracting }}{\text { V }} \mathrm{Cc}-\mathrm{C}_{2}$
16 valley Stream Development Co-Wil-
16 Brewer Bldg Co L B Baium.
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16 Smart Set Floral Co-Henshaw $\&$ \&enrich ${ }^{\text {H }}$

16 icam Exchange Cigar Co. Cookly 114.76

17 Waltzer, Abr \& Isidor Cohn-J Bogart
17 et al Coldow Constn Co-H Weil et al
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17 S Bonewuir, Inc-L Solomon 17 Auto Renting Co-Hall's Safe Cor 44.41
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17 Zipkes Constn Co, Hen Hen Z Zipkes \& Maxmilian Zipkes-Grossman Bros

17 Walker \& Bennet Mifg Co- $\dot{I} \ddot{B}$ Owens
17 Manhattan Real Estate $\mathrm{Co}-\mathrm{G} \dot{\mathrm{R}}$ Bris-

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17 Woodcock, Daniel \& Co- Port Arthur Alligro \& Spallone Constn Co-M ${ }^{-435.67}$
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9 Erskins Co-Co-the the same. $\qquad$

19 Exclusive Realty Co-the same. 57.81 19 Eastern Parquet Floor \& Mantel Co 19 Emorman Realty \& Constn Co.....the the 19 Eastern Dollar Realty $\because$ C $\Theta$........... 145.6
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9 Engineering Inspection Co ....67.5


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19 Encyclopaedia Hubernica Co.....42.18 Alcazar Reaity Co- N 부 Tel Co...116.46 19 American Merchants Co-the same.
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15 Crobsey, Garrett $\dot{\text { W }}$ - the same. 28.00 6 Caplan, Jacob, Minnie, Isaac \& Lizzie
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11 the same-A Koeppel et ai. 129.56
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Plumbing Supply Co $\neq$ M Mount ... 150.68
16 Gelhardt, Edna S-E
17 Ginsberg, Nathan-S M Jacoby ... 33.47
17 Grunning, Herman-C Grozinger 75.10 11 Hellfrich, Chas B-B Davis....346.37 12*Himmer, Vilailia- $-\underset{\mathrm{V}}{\mathrm{N}}$ Tel co....27.13 13 Hemming, Harry G-J L. McCormack
13 Hannigan, Edw F-C Wildermann Co
13 Honey, Melviile A-E E Sherman. 59.20
15 Hirsh, Chas E-Lillian Davis..329.72
15 Herschman. Robt H-Singer Sewing
15 Herschman. Robt H-Singer Sewing 15 Howden, Wm J-Emma H Rainbow.
16 Haight. Fred A-S Lipman........236.20
16 Heymann, Henry M-J Cooney. 115.98
17 Herman Sam Langer
Jones, Fredk $\mathrm{H}-\mathrm{L} \mathrm{L}$ J Bouro
1 Jameson. Wm A-D McMilien
Jacques, Jno T-A Dimon. . ......472.09
Jacobson, Harry-Chas H Brown
Paint Co.............................
16 Jentzer, Jacob C-E Pellegrino... 145.00
11 Kist, Christina-..............................
12 Kitchen, Ändw \& Jane- $\underset{\text { W }}{\mathbf{M}} .271 .04$
12 Kutner, Rudolf-Caffina \& Levy. 111.9
12 Kingsinger. Fredk-N Y Tel Co. . 22.67
12 Knabenschuh, Henry S-J A Bauman.
13 Keller, Adolph Anna J Carey............... 44
13 the same-the same $\ldots \ldots . .44 .40$
15 King. Horace E-Singer Sewing Mach
16 Kutner, Rudolph H-Eureka Heating
16 Kerby, Wm-Brooklyn Bank ....423.70
16 Kowski, Jno H-E Pellegrino.. 145.00
16 Kogran, $W m$ M- W C Damron
16 Kimmel, Frank-Sulzberger \& Sons.
16 Koch, Herman the same
16 Katlowitz, Morris \& Dora-L Lurie.
16 Kramer, David-National Union Fire

$16 \underset{R}{\text { Kronman, Boris-Bklyn Heights }} \mathrm{R}$ R
R
R
16 Kitay, Benj-B Burgheimer \& ano
17 Katz, Maxis
17
Keller, Emilie \& Chas-P
\&
17 Knettel, Chas W - National Cash Res
17 Kennedy, Peter A-Otto Huber Bwy.

11 Lodes, Vita-Consumers Park Bwg 11 Leaver, Annie-Bkiyn Heights $R \underset{R}{R}$ 11 Liebman, Eisik-Mi Schweiger. 100.41 2 Loerch, W m-C H Haubert........29. 12 Lieberman, Harry-Robinson Clay


12 Lidell, Louise $\mathrm{R}-\mathrm{N}$ Y Tel Co....29.2 12 Leslie, Arthur Lundman, Carl J-Nassau Electric
 13 Laughlin, Eliz B admrx Jno F-Coney Loebelson, Adolph-A Grossman..........829.65 15 Little, Robt F-Duryea Toppin \& Co 16 Lipschitz, Alex-Superior Savgs \& 16*Levy, Henry B-Eureka Heating Co.
16 London, Jacob an infant by Jennie as

16 Lee, Thos F-Margt L Mousley... 140.5 17 Louria, Kissel-H Siege
17 Lampiner, Emil-F ${ }_{17}$ Luck, Ferdinand ${ }_{\&}$ Mullin......95.0 17 Luck, Ferdinand \& Jno-Syracuse Stove Works $\dot{\text { Miller, Isidor }} \mathrm{R}$ - W Glaubinger. 435.25
1 Ma. giola as gdn-H H Doehler.
McGovern, Jno-V Stangio et ai. 107.7

 13 McCormack, Ed w J-M M Mobertson
15 Madsen, Magnus C-Emma H Rain

16 Mager, Alonzo HO-Brooklyn Bank
 Miller, Jos H-Bklyn Heights $R$ R Murphy, Zephaniah W-Jacob Bros. Mittenzwei, Louis-C Grozinger. 171.31 Molinari, Luigi-State of Netric $1,000.00$ Murcott, Marie the same ....119.22 Margolis, Louis \& Annie-M GreenMan He... Mary J MacNichol. eff. Cath - -
Neary Arthur $\begin{aligned} & \text { F-M Herman } \\ & \text { Nill, } \\ & \text { Jos-W J }\end{aligned}$ Neva, Jno-Barr Bros
Nigri, Aniello-Fratellanza siabiesi
Societa de Mutuo Soccorso.....
Ogle, $R$ Harry- $\because$ Davis \& Sons. 14440 O'Donnell, Annie-P O'Donnell et al O'Connor, Jno B-Elenaor Johnson. O'Connor, Rich $\underset{d}{ }$ - Ẅ m H Henry \& Peariman, Moses- State of $\dot{\mathrm{N}} \cdot 3,000.00$
the same-the same $\ldots .$.
Payne, Jas-H C Allen $\ldots$.
Phelps. Anna M-N Y Tel Co.
Pope. Wm L-J H Rosenfield.
Pope, Wm L-J H Rosen Plunket, Jas-J Hawkins. $\begin{array}{r}3,000.00 \\ -34.35 \\ \hline 45.65\end{array}$

Plunket, Jas-J Hawkins. . . . . . . 435.90
 Quinian, Julia- E © Garvar......268.21 1 Robinson. 11 Rogers, Emory-State of N Y..3,000.00
11 Reynolds, Waiter A-C F Bennett \& 11 Ryan Danl J-Alberene Stone Co

 13 Reubenach, Chas R-E C Stacke et 12 Rickert, Jacob-A Stern.... 12 Resnicoff, Max-the same. 12 Risnicoff, Moris the same.
$15 *$ Riedel, Edw-Eleanor Johnson 15 Rosen, Abr J-H Hirsch
15 Robinson, Bird M-E O Fellipori.544.67 16 Roth Emelie-S Roth......... 784.45 17 Restel, Frank E alias Jno $F$ or Restel Rehbock, David-C Grozinger Robinson. Douglas as recvr-Anna Schwalbe, Becki-State of N Y $3,000.00$ 11 Slatin, Louis-W Glaubinger....59.40 11 Steinberg Sarah or Steinberg \& Co11 Schwartz, Meyer-Imperial Curtain 11 Stritinger, Dani E—Lion Realty Co. 11 Sotsky, Abr \& 亡ouis- 11 Schryver, Maurice- Vat...61.4 638.97
12 Sisson *Grant \& Luther-A Wachter
12 Seidenstock, Abr- Zeiler.
12 Schwartz, Barnet-S Greenberg. 1,043.87
12 Sprinz, Rachel or Ray \& The Amer 12 . ican-A Luban \& ano ….........290.64

12 Sackett, Fredk-R C Orphan Asylum 3 Sanders, City of N Y ............... Co
15*Severno, Barcläy L... Singer Sewing 5 Machine Co. $\qquad$
mith, Wm A-Pearless Brick Ma

15 Sucher, Michl-C Kissel …........7.40 15 Schultz, Wm H-G Menier \& ano. $\mathbf{W}$ - 38.46 15 Smith, Eugene, gdn of Alfred, an

 16 Spencer, David- the same 16 Solotkin, Aaron-Sulzberger \& Sons. 16 Scull, Jos-Minnie Gerson..... 330.51 16 *Sigmund, Harry- the same....330.51 16 Seril, Raphael-Ethe same...... 330.51 17 Sisto, Mary-Interborough $\underset{R}{ }$ Transsit 17 See, Wm-Nassau Electric $\ddot{R} \nVdash$ 7 Saivia, Jos- $\dot{\text { M Jacoby }}$. . . . . . . . 413.00 Toomey, Jno-F D Creamer \& Co.i13.76 Teichman, Jno-J Deutsch
6 Taub, Adolph J-Minnie Garson. 330.76
7 Tate, Wm O-J A Smith et al. 129.93
$12 \div$ Van Winkle, Chas H-City of N Y.
12 Voit, *selig \& Meyer or Voit Bros-12
12 Vogel, Saml-I Goldowitz \& ano.51 12
12 Von der Smith- V A Smith......61 6 . 12 ,

$$
\begin{aligned}
& \text { ritelli, Alfonzo *Alfonzo, *Vincenz } \\
& \text { \& *ouis or Vitelli \& Sons-Stand } \\
& \text { ard Varnish Works }
\end{aligned}
$$

ard. Varnish Works ............... 25.87 13 Vanoni. Fredk L-D Davis \& Sons.. 44.40 16 Von Essen, Erbe-F X Kuchier \& ano 17 Voorhies, Raiph J-Faith E Moore. 11 Warshawsky, Harris-B Hecht...638.97 11 Winham, Eita M-S C Stuart..
11 Wagner, Wm- A S Levy,
12 Wetter, Leo-N Y Tel Co..........20.26

15 Schmidt …..................
15 White, Arthur-J F Morgan.... 16 Weil, Chas-Sulzberger \& Sons. 19.44 16*Weeden, Geo \& Wm-Minnie Gerson.
17 Weik, Anna- J D Cornell Co... 192.43
16 Yglesia, Adolfo-Schmidt \& Co ...32.76
12 Zuch, Wm-L Schulman \& Co ... 163.4
13 Zapport, Anthony-M Turkeltaub. $2 \div 58$

## CORPORATIONS.

11 Flatbush Material Building Co-J, J 2d Assem
Jane V Farley ........... 105.00

 1 Leizerkowitz Realty \& Constn Co11 Atlantic Varnish Works $\underset{1}{ }$ John Heinemann Impt Co Chas H Brown Paint Co Mo.............. 60.7 Brown Paint Co.......... .....214.40 11 Boone Constn Co
11*Standard Sash \& Door Co-M
B
11 Surprise Store-Madam Mariette 482.40
12 Himmer \& Eagan-N Y Tel Co... ${ }_{2} 7.1$ 12 Prospect Place Co-F Siegel.....219.7 Favorite Embroidery \& Novelty CoAR Bass \& Sons (Inc) - Pelham Bay Chemical Co..... ................... Cobern Constn Co-N Y Tel Co... 97.71 12 Vitagraph Levy-Caffina \& Levy. 111.9 12 Edinboro Constn Co-M Kalbatschin-

13 Welz\& Zerweck-j Kèrn ........1,101.48
13 National Elevator Co-J Thomassen. 90
13 Jno Pierce Co-J Conroy, an infant, Abbaye, Garage-D Davis \& Sons.
13 Administrators Reaity Co-
13 Aronson Reaity co-W Gleichman
15 Wm C Reed Constn $\mathrm{Co}-\mathrm{M}$ Gill Win
15 Lenox Realty Co- Singer Sewing 93.59
15 Lenox Realty Co-Singer Sewing Ma-
15 Perfect Crown \& Seal Co-H Hirsch
15 Prospect Place Co-J Levin......564.4 15 Sutter Avenue Constn Co-Guardian 15 Wr R Creed \& Co- C L Entwistle as 15 the same the same
16 Ficher \& Yglesia-Schmidt \& Co. 32.76
16 Dietrich
16 Kutner \& Levy-Eureka Heating Co.

16 Weeden Bros-Minnie Gerson.... 330.51

 16 Canton Electric Co-R C Fauls Realty Co-S Lipman...236.20
16 St Paun 16*Brandow Printing Co-1st Natl Bank

 16 Thomas $\dot{G}$ Carlin, a Corp-.......................... 51 6 Lns Co of New Haven ….......82.32
 Charles $\underset{\text { F Lehman Coke Helmet Co- }}{\text { Phila }}$ 17 Mountain Constn Co-A Aitman $4,753.50$ 17 Metropolitan Street Railway Co-. Anna

## SATISFIED JUDGMENTS.

Manhattan and Bronx.
JAN. $13,15,16,17,18$ and 19
Automatic Wooden Box Machine
H Nadle et al; 1910 Grechin; i9ii.. $\$ 819.65$ Adler, Louis \& Wm.Rotherson-I Ep-

 Buckley, Mortimer G-Richmond County Byron, E Eldred-F E Miller; 191i... 130.64
 Noyes-W $H$ Smith; ${ }^{1908} \ldots . . .{ }^{19} .319 .67$
Same the same; $1908 \ldots . . . . .12 .67$ Beeber, Wmac-T J Morgan; 1912.... 27.41 Berkowitz, Jos-A Mark et al; 19111.121.55 Bercano, Philip L-M Bunderoff; 1911. 335. Beiderbecke, Fredk-Hobart Estates 49.68 Co: 1911........................173.74 Brennan, Margt- $\ddot{W}$ F Brennan; i911.
 Barney, Geo D-G R Sutherland; i909.
"Same
Brown, N N Y V Tel J W W Little; $1905 \ldots . .49 .56$
Brown Brown, Wm V-Ohio Valley Bending Co ; Same- CChesebrough Blag Co; 1907.232. Carroll, Pierre \& Taylor; $1908 \ldots \because 31.91$ Child, Harry-E T Child; 1911......192.3 Croft, Ralph-S T S Williamson et a loleman, Jno S- $\dot{H}$ T Alexander \& Cinelli, Pietro-I A Bogan; 191i. Cohen, Wm M-Halls Safe Co ; 19ii. W . 49.69 Chriftie, Elsie-I C Bender; $1912 \ldots . .250 .00$ Carroil, Pierre G- $\dot{G}$ Orteig; i910..... 29.50 Dix, Saml \& Jacob J-L Salkin; 1911..60.90 Dreyfoos, Wm W-J B Falk; 1910 .. 454.23 1910. .Onofrio, Elidia-M O. Osias et ai: 1909. Duff, Jeannette. . $\ddot{R}$ H Donneliy $; 1910.25 .91$ 1908. ......................................... Deoge, Wm C \& Hudson Trust Co-W
M Farley: 1912. ............... Eager, Emery J the same i9ii. $3,896.87$ feld, Saml Wiesenfeld \& Max Spal-ter-W Karon et al; 1912.........537.54
 Faulhaber, Paul-V Faulhaber; 1912100.47 Finigan, Patk B-U S Mineral Wool ${ }^{1}$ Farley, Jno \& Willard Comfort- People, Grant, Mary $\mathrm{E}-\mathrm{W}$ C Garbutt; 1911.191 .35 Guarino, Frank \& Jos-F A Bartley 19.20 Gebhard, Emil $\because$ P-A $\dot{\text { P }}$ Gebhard; "i911.20 ${ }^{6}$ Gminder, Geo $\dot{F}$ - W M McCord; 1907.5
 Hildreth, Percy S-City of N Y; Same-same; ${ }^{1910}$
Hults, Geo-Butler Bros; $1911 .$.
Hearst, Wm R-E S Werner; 1903
Hunger, Sol-Fruit Auction Co 1910 1503.22 Hemming, Mary M- $-\dot{\mathrm{E}}$ Pratt; 1910 . Hearst, $W \mathrm{~W} \mathrm{~m}-\mathrm{L}$ C Howard, 1906.535 .43
Henning, Mary M-Piser \& Co 1912.80 .17 Huntington, Arabella D \& Chas H Jacobs, Sol-B Stack: 1911.1911............ 1.00 Same, M Stack; 1911 .............665.6. 665 1910 …. Joline Adrian H \& Douglas Robinson-


Jacob, John-Clark Hutchinson Co; 1911. Johannessen, Andw B-A Mohannessen; 1911 ,
Kind, Saml
 Kalman, N Same-the same; 1911. Kissam, Ella-M F Hough. ${ }^{\text {sen }}$ igii..... 621.41 Kissam, Ella-M ${ }^{\text {Kalman, Nathan }}$ S-W J J Bush \& 1908. $\qquad$ Same-Runkel Bros Inc; $1908 . .$.
Same—Crown Cordial \& Extract -ogert Flour Co..116.15 Keller, Augustus $\dddot{R}-$ sixty $\underset{\text { Wail }}{ } 107.99$ Kreth, Aug-H A Meyer; $1912 . . . . .{ }^{9} 94.72$ Kreth, Aug-A A Moyer; $1912.1 . .368 .80$ Lerenzen, Peter E-J Cunningham; 1911 Leonhardt, stroebel \& Johanna i -H
 Lang, Mary-F F Steinbach; 1911..1,587.53
 Madden, Michi-Byron w Greene Jr Co MeMaish, Robit-Cästie Square Opera ${ }_{68}^{78.36}$ Martines, Jas A-Francis H Leggett $\underset{\text { \& }}{\&}$
 Nicastro, Vincenzo-N Y Contracting
Co; 1909. ...................112. 10 Oenl, Fredk-M N Clement; 1908..1,821.32 O'Neill, Thos H—W J Salomon; 1910. ${ }_{265}$ Posner, Henrietta- $P$ iv zelinka et al ; Pack, Wm M-G Wackerhagen; 1905:344.41 Paul, Rudolph G-F Leiben et al; 1912. Patterson, Robt S Prichitt, Henry C-W Forman; i9i1.191.25 Peschmann, Aug-C Morel; 19111.032 .31
Proud, Taylor I-M Carrere; 19i1.459.59 Rosenstreich, Jacob-E Rappaport; $1911 .{ }_{166.5}$ Rosso, Antonio \& Nicola Pecorara-Peo-
 Roobinovitz, Abr-City of NYM; i9ii.116.15
"Raynes, Jas-City of N $1911.1,329.96$ Raynes, Jas-City of ${ }^{\text {R }} \mathrm{P}$, Humphreys 1912. Leavilie-T Greenberg; i9ii...145.00 Rand, Leavine-U Greenberg; Madiator Co; 1911.
 C Altmat Hannah \& Philip N Bon. 142. 89 Cchrieber, Saml-Ajax Paper \& Card Stone, David-Holmes Electric ProtecSutton, Mack-Haiis safe Co, 19i1.121. 121.91 Sutton, Mack-Hall
Smith,
Robt
E-Equitable Trust Co
$\dot{j} 5.44$ Saunde
leum Societa di Mi S Victoria Colonna-G
Ni-
NiCitle Guaranty \& Surety Co--S E Cul gin; 1912 Harry-Eppens Smith $1,925.26$
 Trenhoim, Wm D S-J W Harrison et Tucker, Angeline-Colonial Bank; 1911 . Tribelhorn, Ernest Improved Property Same the same; 1911. .............297.98 Verwiebe, Ernest C-D T Merritt et al. 1911 ............................... Vuranto, Antonio \& Rosario Cossilio Guiseppe Niglia \& Giovanni Neglia-
 vigorito, Maria-A m Rohrs et al; 1911. Werner, Saml-M D Foley, 1911...1,127.0 Wiegmann,
Dept; 1909 Sophia-Tenement House
N. Woodhouse, V Hartiand-Saks \& Co' Woodhouse, V Hartland-I Stern et ald Werdrman, Jno H-j G waish; 1907. Woodhouse, Vasconsellos-S C Jones: Weeks, Chas, Benj Par-P starr; i911.6 Werner, Mary-A Jatkowsky i911.861.82
 woodhouse, Casconilias $\neq-\mathrm{G}$ C Gilbert; 1908.

## CORPORATIONS

Great Atlantic \& Pacific Tea Co-M KiesBankers \& Merrchants Electric Protec-
tive Co-Maiden lane Realty Co; 1911 Interborough Rapid Transit $\mathrm{Co}-\mathrm{M}_{882}^{21 . \mathrm{H}^{25}}$ Bennett; 1911 sons- $\dot{\text { C }}$ Miner 882.9 Joseph Frank \& Sons-H C Miner Lith-- ${ }^{\text {ographing }} \mathrm{Y}$ \& H R R R R Co-G Heyman in 1911. Brookiyn Heights R R Co-M Siegel; Knox Constn Co, Herman Fenchel \& \& Co: 1911. ....i. International Metailurgical $\mathrm{Co}-\mathrm{N}$ Y Tel

Vittorior Colonna Mutual Aid Society-G Same G Macca; i911. Same- $M$ Alescio; 1911. Same- R Santamero; $1911 . \ldots . . . \mathrm{K}_{1}^{76.41}$ Knox Constn Co \& Abr Schlesinger- V . Pirk Realty Co-C Schmidt; 1911...63:36 Niagara Livery \& Motor Car Co-J Lang-
felder: 1912. National Surety Co-People, "\&c; "1911. Prince, Felix \& Chas Prince Co-E Deich. 112.91 Savoy Trust Co of City N X X Ames Transfer Co; 1912.… sweeney \& Gray Co-curtis Blarsell
Co; 1911 Trust Co of America-C in C Ward; same the same; i91i................121.41

## Borough of Brooklyn.

JAN. $11,12,13,15,16$ and 17 .
Abramson, Jos-German Ex Bank; $1909 .{ }^{2}$
 Bryn, Johanna-A G Guliksen. 1911. Bhutias, T Isler-Coddell Bros. ${ }_{1911}^{608.9}$ Boinik, Morris-M Mosson Co. igos.... Bercow, Isaac-M Mosson Co. 1908.. Carter, Alfred-Reliance Paint Co. 1910. Clift, Christopher- N Y Tel Co. 1910.29.50 Comfort, Willard-City of N Y. 1911.500.00 Cozine Jas J-R Dixon; $1912, \ldots$. 1911. Cohen, Barnett- W Wohlgemuth. 1911.32 .40 Devere, Mary C-C Wuttke. 1911 ...60.42 Eastman, Geo H..Bklyn Life Pub Co Faas, Chas- $\mathbf{W}$ H Hibbard. is94... ${ }^{9} 16.31$ Freedman, Goodman-I Shikowitz. 1907 Frumken, Abe-Metropolis Lumber Fleck, jno $1911-\dot{G}$ Schue, $1904 .$. Farley, Jno-City of N Y.... ...... 17700 Feingold, Jacob- M Greenblatt. $1911 .$. Fischel, Saml-Lafayette Trust Co. 1908. Golainger, Tilie-J Goldberg. igio 139.50 Gleichman, Wm-Mary Brown as admrx ${ }^{3}$ Gauril
${ }^{3}$ Gaurilewich, David-State of N Y. 1911. Gelhardt, Jno H, Jr-Bethel Baptists Ch. Glynn, Ediw J-G in Miller \& ano."1908. Grening, Marie A-F E Foster. 1911.

## Same-same. 1911 ................... 120.12

 Same_same. $1911 \ldots \ldots \ldots, \ldots,{ }^{1} 16.40$ Gaffney, Thos R-Mary A Gaffney 1.99 .9 Genat, Jacob-A At \& Rodiger Co; 1911. Haynes, solomon- A wohlgemuth. Hube. Henry J-Anna in von Aimen.4 Hi9gs Shermä- ${ }^{19}$ solomon 1911.531 .15 Jeffrey, Geo C. Jr, and Marguerite SP Reid; 1909.................... 89.9 Kaesman, Sidonia-R Eyring. $1908{ }^{204,2}$ Kreese, Ernest-J H Shanahan; 1911.9 Long, Richd w-blossie A Hanan \& reDonald, Julia-Prese's Consumers Brewery 1902.. . . Muench, Albt A-G Schue. ${ }^{1904}{ }^{19}$ Monat, Jacob-J Goldberg. 1909 Pution 89.20 Pulis. Chas H \& Saml C-R Vreeland. Philopowitz, Hyman-i shikowitz. 1907 sPraikin, Simon-City of N Y; 1909... :Presberger, Mendel-w Ebiing et al. Rosenbluth, Paul-German Ex Bank. 1909. Reilly, Eda J-Bklyn Life Pub Co. 1911. Rosengarten, Louis-M Mosson Co.. 1908 . Romano. Gaazia-P Bressi. 1911.202 .09 Tuminelle, Lawrence-P Bressi; i911. Verblovsky, Hary-Meurer Bros Col ${ }^{202.09}$ Werner, Mary-A Jatkowsky. 191i. 861.8 Werner, Mary-A City of N Y. 1911.250.00 Wenglinsky, Harry-I Shikowitz; 1907. Weinmuller, Alois-L J schmauck \& ano. Walsh, Wm J二-Sarah Reiliy, i903..169.15 Wick. Jno A-L Stacy $1911 . \because 156.62$ Werkheiser, Chas E-G M Miller \& ano. Weinmuller, Alois-L $\bar{J}$ Schmauck \& ano Zimmerman, Jacob A-D J Flynn. i911. same... same. 1912

## CORPORATIONS

Homesborough Realty Co-International

Bergen Bldg Co-Wm M Crowe. 1911
Press Pub Co-Lillian G de Severinus 1911...
 Domus Constn 1911 Co- $\mathcal{R}$ E Thibaut Inc. Mass Reaity Cob- $\ddot{\mathrm{W}} \quad \ddot{\mathrm{G}}$ Kinney. 1911 Pauil, . $\dot{C}$ Grening Constn Co-j W H Henry. Cozy Homes Const $\cdots$ Co- $\mathrm{N}^{\prime} \ddot{\mathrm{Y}}^{\prime}$ Tel ${ }^{40811}$ Bethel, Garage-Bklyn Life Pub Co. i911.
${ }^{1}$ Vacated by order of Court 2 natisfied appeal. ${ }^{3}$ Released ${ }^{4}$ Reversed 5 Satisfled by execution. ©Annulled and void.

## JUDGMENTS IN FORECLOSURE SUITS.

## Borough of Manhattan.

## JAN. 11

Hewitt pl, es, 136.7 n Longwood av, 40 x al;' Ferris, Roeser \& Storck (A): Kearney (R); due, $\$ 9,607.50$.
$\underset{\text { 47TH }}{\text { st, ss, }} 311$ w 2 av, $19 \times 100.5$; AlM M S Borland (A); Wm Wm Weinstock due, $\$ 3,063.50$. A) ;

1S1ST st, SS, 318.5 w Bway, $100 \times 118.11$ Pauline $P$ Dinkelspiel agt Jno M Linck Constn Co; Riegelman \& Bach (A); Jas JAN. 13.
No judgments in foreclosure filed this JAN. 15.
Walton av, 432; Jacob Marx agt Harriet Mintz; A O Ernst (A); Phoenix Ingra-


Mapes av, 2077; Frederic J Stimson agt I Leslie (R) ; due, $\$ 10,195.57$.

$$
\text { JAN. } 16 .
$$

34TH st, SS, 100 w 9 av, 20x98.9; Thos Higgins (A); Geo C Austin (R); due, $\$ 3$, JAN. 17.
$16 T H$ st, 51S-520 E; Abr Zadek agt Serafino Defranco et al; Kantrowitz \& © 87.732 .95

Commerce st, 33; Albt Berry agt Emma M S Mestaniz; Chas S Taber (A); Norman
36TH st, ns, 100 w 3 av, $20 \times 98.9$; Cath Traud agt Mary M Raborg et al; Bela 313.60 .

## LIS PENDENS.

Borough of Manhattan.
JAN. 13.
Longwood av, swe Kelly, 50x100; Amelia Buschmann agt Mamie H McDermott et al partition; E Miehling, atty

JAN. 15.
720 st, 42 W ; Hoyt Realty \& Leasing co agt Henrietta L Brown; specific perney, attys
Cannon st, S; Leo Bickel agt Max Swer
ky et al; partition; S Rasch, atty
Madison st, 223; Lydia $R$ Rotzoll agt Annie

Robbins av, ws, 376.11 s Dater, $25 \times 146.11$ lso KATONAH AV, swc Mortimer M Menken agt Picone Realty $T$ Cole, atty.
Essex st, 48; Abr Safir agt Mary O'Neill; action to foreclos mechanics lien; L Rosenberg, atty.

JAN. 16.
Forest av, s59; Bronx Roofing \& Water Proofing Co agt Lewis Realty \& Constn
Co et al; action to foreclose mech lien; do et al; ac

Clinton av, es, bet 169th \& Jefferson pl, lot 19 ; Tax Lien Co of $N$ Y agt Margt
Mcabe et al; foreclosure of transfer of tax lien; W Lustgarten, atty,
Perry av, sec 209th, - $\mathrm{x}-$ - Tax Lien Co closure of transfer of tax lien; $W$ Lustgarten, atty.
236TH st, ss, bet Kepler \& Katonah avs, tins et al: foreclosure of transfer of tax kien; W Lustgarten, atty. Washington av, ws, ${ }^{125}$ S Fletcher, 50x
150; also MORRIS AV 2304 to 2308; Henry
W Ruppert ast A Warren Constn Co et W Ruppert agt A Warren Constn Co et el; action to set aside dee
Cherry st, 421; Saml Rosenblum agt Miles Bradley et al;
lien; W Solomon, atty.
$\mathbf{1 4 T H}$ st, 205
E. Chester A Luff agt Danl
Connolly et al
partition; I N Williams, atty.

112 NH st. 245 E; Alberto De Pompeis ast Clementine lien; S Schafran, atty.
1418T st, $552-4$ W; Minnie Rubenstein agt Jno F Schreyer
formance; H Bergman, att

JAN. 18.
30FH st,
$\mathbf{2 3 3}$ E; Michl McCormick agt
Bennett Smith et al; amended partition; J E Kelly, atty.

McLean av, ses, intersec ns 240th, 112.2 ; Wm Coogan agt Jas $T$ Doyle et al;
action to foreclose mechanics ien; $J$ I action to
Berry, atty

БWH av, sec $107 \mathrm{th}, 100.11 \times 100$; also 5 T Av, nec 106 th, $100.11 \times 100$; Jas Dempsey close mechanics lien; $J$ P' Donellan, atty Greene st, 213; also 10 TH
Ceople of the State of
N
Y
agt Julius People of the State of N Y agt Julius
Martinson; notice of levy; E Blumenstiel, Marti
Grote st, swc Prospect av, $6.4 \times 74.10 \mathrm{x}$ et al; foreclosure of transfer of tax lien H H Ritterbusch, atty

Schofield st, ns, 50 e land of Geo Byles runs e 150 to Long Island Sound, xne119
xw-xs 119 to beg \& property in Seneca County; Vivian W Davis et al agt Addie attys. Washington Square West, 37; Gilmore \&
Tompkins, Inc, agt Celestino Piva; Notice
of levy; Dittenhoeffer, Gerber \& James, of lev
attys.

Washington Square West, 37; Same agt \& Jame; notice of

## JAN. 19.

15TH st, $352 \mathbf{W}$; Richd $E$ Thibault Inc agt Frankfort Realty Co et al; action to foreclose mechanics lien; Phili

Lexington av, 1553; Morris Morrison agt Rosalie J Greenbaum et al; specific per rmance; B F Feiner, atty. White Plains av, nec 215th, $136.3 \times 5.9$ irreg; Hudson Wood Working Co agt Ade
laide Burlando; notice of levy; E H Kelly atty
Lexington av, 1553; Edwin $G$ Greenbaum et al agt Rosalie J Greenbaum; act-
ion to restrain, \&c; $L$ \& A Zinke, attys Basset av, wS, 525 s Saratoga av, 25 x
00 ; Vincenzo Rosanno agt Filippo Ca100; Vincenzo Rosanno agt Filippo Capozzolo et al; action to fo
Southern Blyd., ws, 193.5 s $182 \mathrm{~d}, 139.1 \mathrm{x}$ 90.1; Jos Avallone agt Peter La Spina et Lippe, atty.

## Borough of Brooklyn.

JAN. 11
Stone av, es, 150 n Sutter av, $25 \times 100$
Jacob Abrahams agt Aaron Kuschner et al; S Chugerman, atty.
Seeley st, sec 19 th, $20 \times 90$; John M Fuchs
agt S F S Constn Co et al; Hirsh \& Newman, attys.

Bedford av, 514; Frank Geus agt S Gra-
Tompkins av, 2, 4 \& $6 ;$ Anna Bauer
ophie Bohnet;
Specific performance; $R$ Donovan, atty.
Gravesend av, wS, 339.4 $n$ Av $O$, runs nw $19.3 \times s e 558.6 \times n e 162.3 \times s e 439$ to Gravesend av xs206.7xw150xs118xse150 to Gravesend av
xs156 to beg; also PLOT bounded on the $n$ by land of $S$ Hubbard, on the e by land of Alex Staatz, on the $s$ by land formerly of the heirs of Altie Stillwell, on the w
by land formerly of Geo $R$ Stillwell (excepting one-half of right of way) ; also 63 D ST, nes, at the intersection of the w
line of land of Wood, Harmon \& Co, runs
$\mathrm{n}-\mathrm{w}$ - to 63 d xse- to beg; also 24 TH n- A , ne 64 to 63 d xse runs ne to beg; also 24 THH -xw-xs- to 64 th , xse- to beg; also av, xsw 72.4 to beg, also 64 TH ST, we 24
av, runs sw $100 \times n w-x n-$ to 64 , xse- to beg; also 64TH ST, sc 24 av, runs se-xs Gillespie agt Bertha G McLaughlin et al; Lot 10, on blk 57, on Assessment Map
of 9 th Ward of the City of Brooklyn; Ra-
mie Bien agt Margt McCormick et al; T Evers, atty.
Herkimer st, 1290; Jas E Briggs agt
$\qquad$
Washington av, ws, 60 s Willoughby av, 20x95; Mary M H Dayton agt

Flushing av, ns, 125 w Humboldt, 50x $140.2 \times 50.7 \times 132.4 ;$ Elizabetha Froehlich agt
Arp D Wellbrock et al; Chas Reinhardt, $\operatorname{Arp}_{\text {atty. }}$
3D av, 132; Saml Less agt Adolph Sprey Moskowitz, atty
42D st, ns, 280 e 13 av, $20 \times 100.2$; Chas S vigh, atty
Gerry st, ss, 175 e Harrison av, $25 \times 100$;
Sigmund Bleyer agt Barnett Aronoff et al; Simon Berg, atty.
Wythe av, es, 82 s S 6 th, $24 \times 87 \times 24 \times 87.3$ 1: Klorence M Mayna
Flot begins at its junction with 92d, runs n27, thence along land of Inebriates
Home 187 to land of Jno Dickinson xw 414 to $92 d$ at the bend xe, or se 458 to beg Wesleyan University of Middletown, Conn, agt
atty.

60'TH st, SWc 12 av. $20 \times 100$; Jane $\underset{\text { E }}{\text { E }}$ Hunter agt C Joshua Epstein et al; H J
Davenport, atty. Rutland rid, ns, 425 w Rogers av, ${ }_{\mathrm{G}} 0 \mathrm{x} 100$ Wolds et al: Butts \& Vining, atty
Bay Ridge av, ns, 80 w 10 av, $20 \times 90$; Wm Schoenijahn agt Safe Realty Corp et
J Meyenborg, Jr, atty. Bedford av, nws, 75.6 sw $N$ 12th, 54.5 x
Ephraim Rudin agt Rialto Realty Co al; L \& M Blumberg, attys.
Diamond st, 154; Henry Leibowitz ag saac Olinsky et al; specific performance
E 14 TH st. es, 140 S Av U, $60 \times 100$; Davi 20TH st, ns, 120 e 6 av, $45 \times 100$; Arthur Clayton, atty. Anna M Dossing et al; C 2IST st, nes, 375 se 6 av, $16.8 \times 100.2$; Geo
Weber \& ano agt Kanturk Realty Corp et ; Burlingame \& Sheffield, attys.
Metropolitan av, SS, 750 e Bushwick ay gt Aaron Ratner \& ano; M H Krakower,

W 13TH st, es, 200 n Av S, $40 \times 100$; Eagle Savings \& Loan Co agt Fredk W Schuttler al; J C McLeer, atty
St Marks av, ns, 255 w Buffalo av, 20x 96: Bond \& Mortgage Guarantee Co agt Pitkin av, ss, 40 w Schenck av, $20 \times 100$; Fitkin av, SS, 40 w Schenck av, C . Lyon
t-al; E Kempton, atty. $45 \times 100$. Jas Greene av, nec Grand av, $45 \times 100 ;$ Jas G et al; E Kempton, atty.

JAN. 13
Gates av, ns, 156 w Nostrand av, $16 \times 100$ Gates av, ns, 156
Harriet R Earle agt
H C Needham, atty.
West av, ns, from Van Siclen pl to W 3d, $200 \times 125$; also VAN SICLEN PL, ws, 100 s Ave Realty Co et al; Saml Wolbarst, atty. Georgia av, ws, 260 n Hegeman av, 20 x
100 ; Arthur Walker agt Chashe Donin \&
ano; to set aside deed; I F Greene, atty. JAN. 15.
Parkside ter, es, 104.8 n Parkside v, $140 \times 85$; Simon Dorf, agt Louise Sinnott; to foreclose m

45TH st, nes, 280 se $15 \mathrm{av}, 20 \times 94 \times 20.1 \times 95$ Fredk $H$ Bange agt Harry $S$ Moul et al

West av, ns , from Van Sicklen pl to W s, 100 s West av, $125 \times 100$; Hyman Zenker agt West A

Van Sicklen av, nec Glenmore av, 100 x 100, excepting certain premises; Germania mer et al; Wingate \& Cullen, attys.
S Oxford st, 69-71; Saml Rothaus agt Louis Bevier, Jr, et al; to foreclose me-
chanics lien; L J Gold, atty. Myrtle av, ss, 450 e Nostrand av, $25 \times 100$ len et al; Jonas, Lazansky \& Neuburger tys.
68TH st, nes, 240.2 nw 14 av, $20 \times 125.1 x$ 124.6×20; Title Guarantee $\mathbb{\&}$ Trust Co agt
Louise I Melville et al; E Kempton, atty. Ocean av, sws, 300 nw Spruce, $100 \times 100$
aml Love agt Jno Lyons et al; E Kemp

E 4TH st, ws 82.9 n Ft Hamilton Park way, $20 \times 100$; Eunice $C$ Dane agt Cath Conway et al; E Kempton, atty
Emerson pl, es, 248 s Willoughby av, 50 66x51.2 x62; Geo W Conselyea agt Emma
Herkimer st, ss, 144 w St Andrews pl, $18 \times 83.7$; Oswego County Savings Bank agt

Greenpoint av, ns, 61 e Manhattan av, runs e39xn100xw86.8xse112 to beg; Chas R mechanics lien; Hatch \& Clute, attys. JAN. 16.
41ST st, ss, 300 w 13 av, $20 \times 100.2$; Chas
Allen as trste agt Saml Reiter et al; H U Allen as trste agt Saml Reiter et al; H 10TH av, swe Bay Ridge av, $22.6 \times 90$; also
0 TH AV, ws, 42.6 n 70 th, $22.6 \times 90$ 10 TH AV, ws, 42.6 n 70 th , $22.6 \times 90$; also
10 TH AV, nwe 70 th, $20 \times 90$; Della W Hill agt Robt M Gillespie et al; McLaughlin \&

Division av, ss, 117.1 e Wythe av, 19.10 x $7.11 \times 20.5 \times 62.9$; Abr Dan
t al; $S$ Rosenthal, atty.
JTH av, nwc St Johns pl, $22 \times 100 \times 21.11 \mathrm{x}$ Eagan et al; E Kempton, atty.
Himrod st, ses, 95 ne Irving av, runs se 100xne5xse100 to Harman, xnw $100 \mathrm{xne70xn}$ w100 to Himroa, xswlo to beg, Mary A Brown agt Robt T McMurray
dey, Mooney \& Shipman, attys.
14TH st, ns, 218.2 e 8 av, $19.8 \times 100$; Minnie Le \& Kell agt Jenn
Willoughby av, SS, 177.6 W Marcy av,
8.9x100; Aida Basin agt Abr Wolf \& ano:
8.9x100; Aida Basin agt Abr Wolf \&

Blake av, nwe Milford, 100x90; Albro J
ewton agt L Elwyn Chase as exr et al;
10TH av, ws, 20 n Windsor pl, $20 \times 77.10$; Margaretha Kie \& Sheffingame \& attys.

STH st, SWS, 61 nw 5 av, $32 \times 64$; Chas
feitzman Jr agt A W Todebush Co et al;
o foreclos mechanic lien; Saml Wacht,
Shepherd av, ws, 91.1 n Atlantic av, 50 x
00 Abr Kaplan agt Phoebus Kaplan et 100; Abr Kaplan agt Phoebus Kaplan et 74TH st, nes, 266.10 se 4 av, $20 \times 89.2$; Jos
Sessa agt Wm H Fleming et al; A F wozzo, atty.
Wythe av, ws, 73.9 s S 10 th, $18 \times 50$; Mortgage Securities Co of N Y agt Margt F $\mathbf{1 3 T H}$ av, es, 57.2 s 39 th, 19x80; Josephine
Borland agt Fannie Sherman et al: Wm Connell, atty. Av D, nec E 25th, 20x95; Sophie G Park-

Hancock st, $n s, 230$ e Bedford av, 20x
00 ; Harriet Dudley agt Tossie M Thomp100; Harriet Dudley agt Tossie M ThompFlatbush av, nes, at a stake adjoining: Flatbush av xnw169.7 to beg: Title Guarantee \& Trust Co agt Hattie Bogart et al; Greenpoint av, ns, 61 e Manhattan av, $39 \times 100 \times 86.8 \times 112$; Chas R Ross agt Anna A'
Logan et al; to foreclos mechanics lien; Logan et al; to foreclos

Dumont av, SS, 60 e Warwick, 20x90; Wm H Kouwenhoven agt Jacob Margolis Gates av, nwe Ralph av, $37.6 \times 80$; Henry
Baerenklau agt Andw A Baerenklau agt Andw F Engereclose mechanics lien; S Chug-
SWH st, ns, 288.9 w 2 av, $100 \times 120$ to a basin; also 9 TH ST, ns, 288.9 w 2 av 100x
200 to Sth; Peoples Trust Co agt Wilson 200 to Sth; Peoples Trust Co agt Wilson Hooper st, nws, 100 sw Bedford av, 89.4
x100; Maurice Borowsky agt Barnet Scha-
piro et al; specific performance; B Borow-
Woodbine st, ses, 450 sw Central av, 25 x 100; Lawyers, Mortgage Co agt Inez D Woodbine st, ses, 475 sw Central av, 25 x $100 \times 100$. Godfrey H Bachman \& ano agt Richd P Bentley et al Shepherd av, ws, 150 n Liberty av, 25 x ebber, atty. Walworth st, 155; Smyth-Donegan Co agt Rocco Copetelo et al; to foreclose me-
chanics lien; S A Strongin, atty. 14TH av, 4204; Gustave Rader Co agt
Himmelstein \& Arker Co et al; Jos Gans, 14TH av, 4206; same agt same; same Pitkin av, SS, 50 e Bradford, $25 \times 100$; Home Life Ins Co agt F \& C Schmidt Real-
ty Co et al; E Kempton, atty. Gold st, es, 60.1 n Front, 20x70; North River Savings Bank agt Constant Schilling 23D av, ses, 260 sw $86 \mathrm{th}, 60 \times 96.8$; Louis partition; M P Doyle, atty. $31 \times 100$ Ross st, ses, 169 sw Marey av, $31 \times 100$; Doscher et al; Woodford, Bovee \& Butcher

## FORECLOSURE SUITS.

Manhattan and Bronx.
JAN. 13.
MacDougal st, 15; also VAN DAM ST, \& $3 ;$ Farmers Loan \& Trust Co agt Wm
S MeCoter et al; Geller, Rolston \& Horan, attys.
Findray av, sec 165th, $94.7 \times 35$; Louise
Ebling agt Hadden Realty Co et al; Ebling agt Hadden Re
Cohn \& J Levy, attys.

JAN. 15.
Central Park West, swe 105 th, $55.11 \times 100$; Geo W Smith agt Margt Morison et al ;
Olin, Clark \& Phelps, attys. College av, ws, 270 s 169 th, $50 \times 85$; No Side Savings Bank agt Henry L Harrison Fulton st, es, lot 105, map of Washing ston agt Wm W Penfield et al; Carring
Bronx av, es, 200 n King, $100 \times 90$; Theresa Foy agt Nelson Black Constn Co et 136TH st, nee 3 av, $130.5 \times 26.5$; Jno $B$ Stewart \& Shearer, attys. agt Saml Lill $H$, Dillingam \& Debevoise, atty. $\mathbf{1 0 S T H}$ st, $\mathbf{1 1 2} \mathbf{E ;}$ Fredk Muller et al agt
Annie Ruderman et al; Rounds, Hatch, Dillingham \& Debevoise, attys. Locust av, es, 255 n 138 th, runs n260 to
cl 2d, xe325, to East River, xs261 to cl 3 d,
xw364 to beg; Mutual Lire Ins Co of N Y xw364 to beg; Mutual Lire Ins Co of N Y agt Robt allen, atty. 2D st, sws, lot 42, map of Prospect Hill, Lyons; W E Sammis, atty. Gleason av, ns, 75 e Hammond av, 25 x
$100 ;$ Saml McCarthy et al agt Edw L
Rosse et al; P A Hatting, atty.

92 D st, $\mathrm{ns}, 94$ e 1 av, ${ }^{40 \times 100.8 ; \text { Jacob }}$ Geissenhainer et al agt Harris Kahn et A Geissenhainer et al ag
al; Norwood \& Marden.
 Stepath agt Adelaide Burlando Fet al; kelly \& Qumn, attys.
Eliza Cohn et al; Speir \& Barter et al agt Lexington av, 1655; Wm McBrien agt Esse
atty.
 Kork Trust Co agt Metropolitan S
Mott st, $228 ;$ Frank W Burns agt Sam
Sobel et al; GB Hayes, atty. S6TH st, 453 E; Emma M Kropf agt Christian Hoffman et al; H C Kudlich, atty.
Unionport rd, es, 125 n Morris Park av, 28.10x117.8x25x103.3; Eliz K Dooling agt
Carmela Levoli et al; Knox \& Dooling, attys.
Water st, ns, 219.3 e Pike sl, $43.8 \times 60 \times 40$
$\times 60$; Paulne Stern agt Saml Gross, et al; x60; Pauline Stern agt Saml Gross, et al;
Kendall \& Herzog, attys. Catherine st, es, lots 101, 102 \& 103 ,
map of South Washingtonville, Bronx; map of South Washingtonville, Bronx; Co et al; M I Falk, atty. West st, sec Horatio, 109.7x125x irreg,
Broadway Savgs inst of the City of Ny agt Jos D Caughey et al; R Kelly, atty. Main st, es, 26.8 n Grant, $26.8 \times 110$ also GRANT ST, ns, 100 w Frankinn av, joxts; Knox \& Dooling, JAN. 18.

Davidson av, 2463 Harriet D Luyster agt Washington av, 693; West Side Savings Bank agt Clure, atty.
5TH av, ws, 75.5
Prentice agt Geo
S
Pigueron et al ed; S S Myers, atty.
\& Romm st, $\mathbf{3 1 3} \mathbf{E}$; Chas W Lane agt Ludins \& Romm Realty Co et al; Evins \& Ven-
Webster av, nwc 182d, $100.1 \times 100$ xirreg; Wm J Kuder, agt Marthá C Hogan et al; 132D st, ns, 435 w 5 av, -x99.11; Isidore vis, atty.
 Jr, atty.
West st, sec Horatio, 109.7x125xirreg;
Broadway Savings Institution of the City Broadway Savings Institution of the City of N Y agt Jos D Caughey et al; amended,
Brigante et al; Aronson \& Salant, attys. JAN. 19.
Longfellow av, es, $175 \mathrm{n} 172 \mathrm{~d}, 25 \mathrm{x} 100$;
Isbella D Fowler agt Longfellow Constn Co et al; Gannon, Seibert \& Riggs, attys. Longrellow av, es, 100 n 172 d st, $25 \times 100$;
Danl J O'Connor agt Longfellow Constn Danl J O'Connor agt Longfellow Constn
Co et al; Gannon, Seibert 130TH st, ns, 250 e 8 av, $18 \times 99.11$; Christian Dages ag
Monroe st, 237-39; Bernhardt Mayer agt 163D st, ns, 200 e Washington av 100x 169.3x100x168.11; Wm H Hall agt Bronx opera
1520 st, ns, east $1 / 2$ lot 377 ; Grace E Brady et al agt Stanley Ginsberg et al
 cock, atty. 2094; Herbert Muller et al agt Ryer av, 2094; Herbert Muller et al agt
Jas S Byrne et al; Cleveland, McLean \&
Hayward, attys. Monroe st, $\mathbf{1 6 ;}$ Stuyvesant Mtg, Co agt
Louis Alterisi et al; C T Carter, Jr, atty. Sherif st, 58 ; Jno E Schermerhorn et al agt

## BUILDING LOAN CONTRACTS. <br> Manhattan and Bronx.

JAN. 13.
 Old Lyceum
apartment;
13 82D st, $\mathbf{3 5 - 9}$ W; Sender Jarmulowsky
loans Hennessy Realty Co to erect a sty bldg; 10 payments. ${ }^{2}$ JAN. 15.
Starling av, SS, 50 e Olmstead av, 50x
105; also OLMSTEAD AV, es, 105 s, Star-
ling av, $50 \times 100$. Central Mortgage Co ling av, $50 \times 100$ Central Mortgage Co
loans Starling Realty Co to erect a - sty loans Starling Realty Co to erect a $\frac{\text { Re }}{16,000}$
bldg;
sty

Wellmann av, $n \mathrm{~ns}, 125 \mathrm{w}$ Mayflower av,
25x100; Elmer A Allen, atty, loans Otto A 25x100; Elimer A Allen, atty, lians Otto
ingrid Nilson to erect a 2 -sty dwg;
3 payments. $3,500.00$ Westchester av, nws, 85 ne Glover, 20x
67.10; Poughkeepsle Trust Co loans Giover Constn Co to erect a 3 -sty bldg; 6 payments.
Westchester av, nws, 105 ne Glover, 20x 67.11; Same loans same to erect a 3 -sty Westchester av, nws, 65 ne Glover, 20 x $67.9 ;$ Odell Cornings, Butler \& Pough-
keesie Trust Co Poans keepsie Trust Co loans same to erect a
3 -sty bldg; 6 payments.
7,000
71ST st,
138-44 $\mathbf{W}$; Title Guarantee
\&
Trust $C$, erect a 9 -sty apartment; 8 payments.

JAN. 16.
No Building Loan Contracts filed this JAN. 17.
Houston st, swe Wooster, $50 \times 95$; Edgar
Sidman loans Fluri Constn Co: a 12 -sty loft bldg; 5 payments. to erect Minford pl, ws, 173.10 s Boston rd, 37.6x
100 ; also MINFORD PL, ws, 248.10 S Boston rd, $37.6 \times 100$; Terrain Realty Co loans


## JAN. 18.

Beck st, ws, 194.11 n Intervale av, 79.11 Absar Realty Co; to erect a 5 -sty apartHoe av, swc $172 \mathrm{~d}, 25 \times 100 ;$ Manhattan
Mortgage Co loans Adela M Harrington; Mortgage Co loans Adela M Marrington;
to erect a 5 -sty apartment bldg; 7 payto erect a 5 -sty apartment bldg; 7 pay-
ments. Hudson st, es, 22.8 n Broome, $41.6 \times 80$; City Mortgage 6 -sty mercantile bld payments. Bancroft st,
ss, 100 e Hoe av, $40 \times 109$; same loans
sty apartment bldg; 13 payments. ${ }^{2}$ 27,500 Bancroft st, swc Faile, $60 \times 109$; Same loans same; to erect a 5 -sty apartment
Bancroft st, ss, 60 e Hoe av, $40 \times 110$; same loans same; to erect a 5 -sty apart-
ment bldg; 13 payments. Bancroft st, sec Hoe av, 60x110; same loans same; to erect a 5 -sty apartment
bldg;
53,500 JAN. 19.
 126.9 ; Title Guarantee \& Trust Co loans
 24 TH st, 200.6 e 6 av, $62 \times 99.9$; Metropolitan Life Ins Co loans
a 12 -sty losdorf co; to erect
305,000

## ATTACHMENTS.

## Manhattan and Bronx.

JAN. 11.
No attachments filed this day. Jan. $1 z$.
Altheimer, Martha; Max Altheimer;
\$1,100; Moos, Prince \& Nathan. JAN. 13.
No attachments filed this day. Jan. 15.
Monroe County Water Power ${ }_{\$ 4}^{\&}$ Supply Cuiver Merkelham Whittlesey.

$$
\text { JAN. } 16 .
$$

Croeniger, Ernest
$\$ 1,095.11 ;$ T
F JAN. 17.
Fitzsimmons, Peter L; Frank J Cassidy; Glaser, Gustave; F W Lotz; $\$ 514.46$; Wise \& Lichtenstein. (indsay, Jas

## CHATTEL MORTGAGES

## Borough of Brooklyn.

AFFECTING REAL ESTATE.
JAN. 11, 12, 13, 15, 16 \& 17.
Applebaum Constn Co. Maple \& $\begin{gathered}\text { \& } \\ \text { strand av. } \\ \text { No. }\end{gathered}$ Bay Ridge Chandelier Co. Gas Fixtures. Acme Homes Co. 56th \& 7 th $\mathrm{F} . . \mathrm{Wm}_{223}$ Kerby Co. Ranges. Realty Co) Hen-
Brown, A D (Arbuckle Realymbus Gas
drix, nr Dumont av..Columber fixture Co Dumont av...Columbus Gas 75 Brown, Jno H V Ving $25-7$ Boerum pl.. M J J
Shevlin Plumbing Co. Radiators, \&c. Cornell Realty Co. $2021-35$
End Gas Fixture Co
86th. . West
326 End Gas Fixture Co $\underset{\text { Duberstein, Fanny }}{\text { End }}$ Gas A Anzelowitz. ${ }^{204}$ Dusern, nr Fort Hamilton av..Hudson
(R) 240
Mantel \& Mirror Co.
 Safe. Realty Corpn. E S7th, nr Flatbush
ar..Wm Kerby Co.

## MECHANICS' LIENS.

Borough of Manhattan.

## JAN. 13.

66TH st, 153-5 w; Louis Srsen agt Na-
than Mayer \& Lewis S Samuels. ${ }^{(120)}$. 115TH st, 122 W; Harry F Bowsky agt JAN. 15
124WH st, 157-9 W; Arthur S Gaynor Co agt $S$ F Meyers Realty Co, Hotel Viking
Co \& Jno E Korndall. (122) 124TH st,
Realty
I57-9 W W ; Same agt S F Meyers Realty Co, Jno E Korndall \& Hotel Vik-
ing Co.
(123) Kesner st. ${ }^{\mathbf{2 2}} \mathbf{1 0 5} \underset{(124)}{\mathbf{w}} ;$ Michl Fogarty agt J J I Clark st, 16-18; Grossman Bros \& Ro-
senbaum agt Lillian Kellar \& Julius Mueller. (126) 100.00 Audubon av, 404-12; Jno F Mason agt 97TH st, $\mathbf{3 0 7} \mathbf{E}$; same agt Wenare $\underset{60.00}{\text { Hold- }}$.
ing Co. (128) Mulberry st. 187-9; Wm A Thomas Co agt Michele Brigante or Briganti. $\begin{gathered}(129) \\ 566,36\end{gathered}$
Audubon av, 404-12; North American
Wall Paper Co agt H G Realty Co \& Wanry Paper co
Huttman. (130) H G Realty $\underset{685.01}{\text { Co }}$ Clark st, 16-18; Murtha \& Schmohl Co agt Lillian Kelier, Jas C Kuhn \& Julius
Mueller. (131) 125TH st, $66 \mathbf{W}$; Sol Unger agt Estate of Rich Auchmoty, Henri P Alexander \& Bowery, 29; Eller
Hfg Blythe (renewal). Co agt Marjorie
(133) Kingsbridge Terrace, es, 691.3 n Kingsbridge rd, $33 \times 125$; Fiore Amama agt Fredk
Schill, Anna M Schill \& Knochenhauer \& $\underset{\text { Schill, Anna M M }}{\text { M }}$ (134) Schill \& Knochenhauer $\underset{814.86}{\&}$ JAN. 16.
Beaumont av, 2304; Haskins Boiler Co ens. (135) Clark st, 16-18; Clyde F Howes agt Lil-
lian Heller \& Jno Kaneen. 2D av, 219: Jno Wilkins agt Eberhard St Nicholas av, nwe 177 th, $94 \times 100$; Fiske \& Co Inc agt Melvin Realty Co \& Green-
berg \& Cohen. (138)
26TH st, 153 E \& Broadway Alley, 3; $\begin{aligned} & \text { Otis Elevator Co agt Margt } \\ & \text { © Smith (renewel). (139) } 120.89\end{aligned}$ 31ST st, 23 W: National Bridge Works agt Edw Margolies \& Margolies Constn
Co. (140)
$\underset{\text { 97TH st, }}{\mathbf{9 0 7}} \mathbf{~ E ; ~ J o s ~ C i r r i t o ~ a g t ~ W e n a r e ~}$ Holding Co \& Leo L Wolins Co. (141) 110.00
24TH st, $\mathbf{3 0 2}$ E; Thos J Galligan
Otto $W$ Inc agt
30.00 JAN. 17.
Madison av, nec 66 th, $100.5 \times 100$; Wm Eckenfelder agt Parkview Co
$(143)$ P Groll \& \& Barr \& H M Mruber Inc. (144) Jos Morton st, 3S-40; Louis Newman agt Marcus Rosenthal \& Jno Gianninoto. (145)
Victor st, es, 100 s Morris Park av, 25 x
95 ; Muglers Iron Works agt Conti Bros.
95 ; Muglers Iron Works agt Conti Bros.
(146).
114TH st, 349 E; E M Magnetti agt Lougi
35.00
Madalena Fummo (147)
Audubon av, nwe $173 \mathrm{~d}, 100 \times 100$; Sydney
Friedin agit Latham Realty Co \& An$\underset{(149)}{\text { Same prop; Isaac Simons et al agt same. }} \begin{aligned} & 2,680.00\end{aligned}$ 44TH st, 307 w; Nathan F Goldstein agt ing Co. (150) Clarke st, 16-18; J Wesly Johnson agt
Lillian Keller, Jas C Kuhn \& Julius Mul, Kunn \& Julius MulSame prop; same agt Lillian Keller, Jas
C Kuhn \& Jno A Kaneen.
$(152)$
775.00 Front st, 67-9; Long Island Heating Co agt Preferred City
Musica \& Son. (153) 112TH st, 101-5 $\mathbf{~ W}$; Herman Mosko-
Ritz agt Llewellyn Realty Co. (154) 350.00 La Fontaine av, ws, 112.6 n $178 \mathrm{th}, 37.6 \mathrm{x}$
00: Taddio \& Izzo agt Weller \& Meeker 100; Taddio \& Izzo agt Weller \& Meeker
Realty Co. $(155)$
 Burke st, nec Wallace av, $100 \times 100$; Standard Plumbing Supply Co agt Madison
Constn Co \& Alex Basso. (157)
$1,089.50$ JAN. 18. Audubon av, nwe $173 \mathrm{~d}, 100 \mathrm{x} 100$; Sargent
Co agt Latham Realty Co \& Anthony
Schwoerer, Jr. (158)

Hamilton Terrace, 65 to 73; Harry Klein agt Hamilton Terrace Constn Co, Lawyers
Mtg Co, Excelsior Savgs Bank, Clementine M Silverman, Harry Cubner, Gertrude 125TH st, 319 w ; Northrop, Voburn \& Dodge Co agt Chas Weisbecker \& Borough
Trading Co. (160)
100.00

23D st, 158 W: Gaetano Tomasulo agt
Jas Devaney \& Barr \& Truber Inc. (162)
 Broadway, nwc 96th, 100.11x200; MasRealty Lamb \& Libman Contracting Cotreet $\underset{(164)}{\text { Realty }}$ Co \& Libman Contracting ${ }_{365.50}$ Co. 3D av,
Valentine Constn
Co
Co
Clark st. 16-18; Metropolitan
Artificial
A. Works agt Lillian Keller Stone Works
Mueller (166) agt Lillian Keller \& Julius 3D av, S75; Gaetano Tomasulo agt Peter
Groll \& Barr \& Gruber Inc. (167)


Shakespeare av, ws, 199.11 s 169th, 75x
279; Merchant \& Evans Co agt Sacred
 JAN. 19.
Overington av, es, 225 n Frisby av, 125 provement Co. (170) 819.00 Park av, ws, part of lot 26, map of
Bassford Estate; Bonser \& Dougherty agt Bassford Estate; Bonser \& Dougherty agt
Hope Constn Co. (171) $\underset{\text { Russell }}{\mathbf{3 0 T H}} \begin{gathered}\text { st, } \mathbf{1 4 7} \mathbf{E} \text { (renewal). Jacob } \\ (172)\end{gathered}$

## Borough of Brooklyn.

JAN. 11. Bay 35th st, es, 380 s Benson av, 40x
96.8; Garrett Moore agt
giero. Jackson pl, 19; Meyer Davidoff agt Abr
\& Libby Frumkin. JAN. 12.
Bedford av, 1207; Max Blumberg agt Sk 19TH av, ws, from 62 d to $63 \mathrm{~d}, 200 \times 580$; Constr Material \& Coal
Contracting \& Supply Co. E 9TH st, ws, 160 n Av $Q, 20 \times 100 ; ~ E d w ~ L ~$
Shea agt Patk \& Annie V Tyrell.

190.20 Bay Parkway, es, 100 n Benson av, 50 x | 96.8; Fisher \& Voorhies agt Alice C Evans |
| :--- |
| $\&$ A C Thorp. |
| 139.87 | Atlantic av, nec Schenck av, $95.3 \times 116.6$ x100x124.6; Henry F Gundermann agt Aug

\& Helena Scholl. JAN. 13.
Atlantic av, SS, 270 w Albany av, 105 x
100; David Smith \& ano agt Atlantic Av Const Co, Stanley S De Novens \& Antoni Roszkowski.
Proswect pl, 1771; Abr Karpence agt
Annie Shenker.

## JAN. 15.

E STH st, 1947, 1951, 1955, 1959, 1981 © 1983; McElreavy \& Hauck, Co agt R M
Const Co R M Co \& Frank Napier. 434.60 Driggs av, 68; Vincenzo Polito agt Mary
J Price \& Salvatore Boniello. Strong pl, 30; Bushwick Parquet Floor


## JAN. 16.

\& ${ }^{11 T H}$ Gaydica ws, 80 n 86 th, $60 \times 100$; Szemko
Lafayette av, 427; Thos F F \&rown agt
David J \& Helen E Stewart \& Mechanics
Bank.
Bank
Union st, ns, 180 w New York av, 80 x 100; Ruegamer \& Auer Co agt H C Part-
ridge \& Co.
 Horn. 225.00
Block bounded by Eastern Parkway, St Johns pl \& Saratoga av (a triangle) : Sam
Robb agt Massief Building Co \& David back.
39TH st, 366; Greenpoint Metal Covered Door Co agt Mary J McGarry, Falkenberg ${ }^{\text {AV }} \mathbf{Y}$, SS, 100 w Coney Island av, 120 x ath.
Hamburg av, 116-18; Walter Ryan agt Antonio Cacioppo, Gaspare Puccio, Vita Passalacqua, Ignazio Butera, Eliz $\underset{3,536.00}{\&}$ Eliz
$H$ Meltzer \& Guiseppe Flasci. JAN. 17.
Newkirk av, nwe Bedford av, 34.6x96.11:
Julius Mock agt Franklin Const Co
130 C9D 100 e 18 av, 480 Co

Pacific st, 619-21; Grossman Bros \& Rosenbaum agt Louis \& Nathan Strauss \&
Jno \& Jas Rabinovitz.

## SATISFIED MECHANICS LIENS.

Manhattan and Bronx. JAN. 13.
 al; Jan9'12.

${ }^{1}$ Riverside Drive, 220-2; Cassel Frankel et al agt, Welfare Realty \& Constn Co et
al; Dec29'11. ${ }^{1}$ Riverside Drive, 220-2; Saml Dietz agt same; Jandil
1Riverside Drive, 220-2; Bleeker \& Cohen 1Riverside Drive, 220-2; Bleeker \& Cohen
416.00 1Riverside Drive, $\mathbf{2 2 0 - 2 ;}$; Richd E Thi-
baut, Inc, agt same; Jan ${ }_{2}$.12.

## JAN. 15.

IIntervale av, nec 167th; Saml Moska-
lik agt Maria o'Connor et al: Aug ${ }^{\prime}$, 11 Broadway, 447: David M oltarsh 95.00 Works agt Gardner Estate et al; Dect $\begin{aligned} & \text { De } \\ & 250.00\end{aligned}$ STHE av, sec 110th; Edw Koscherak agt Eureka Parkway Garage et al; Dec 2611.
Zerega av, swe Lyon av; Star Fire Proof Do. Nov1'11. Pier 14, foot Fulton st; Danl J Skelton agt Brunswick Steamship Co et al, Sept
1, $11,000.00$ STH
Henry
E Eschenbach et Ran Buren agt Henry E Eschenbach et al; Jan24'11. ${ }_{1,168.70}$
 STH av, São; Harry Rosenbaum Iron


JAN. 16.
Riverside dr, sec 148th; Emery Roth ant Audubon Improvement Co et al; Aug
$23^{\prime} 11$. ${ }_{17 S T H}$ st, ss, 100 w Audubon av; Alfred

 verio Scalzo agt Welles Meeker Realty
Co et al; Dec11'11. same brop; Carter, Black \& Ayers agt Same prop; Oriental Fireproof Sash \&
\&or Co agt same; Dec21'11.
200.00 Hudson st, 503-07; Pietro Criscuolo agt Greenwich Investing Co et al; Dec12'11. Same prop; Reliance Fireproof Door Co agt same; Dec15'11. 141ST st, 119-27 W; Michl McNamara agt
Kramer Contracting Co et al; Jans'12.

## JAN. 17.

 99TH st, 101 W : Max Balik agt Jacob lis 150.00 $\mathbf{3 4 T H}$ st, $\mathbf{1 6 3} \mathbf{w}$; Jno F Barry agt $\mathrm{Wm}_{3} \mathrm{~L}$
Sutphin et al; Oct $20^{\prime} 11$.
 34 TH st, $\mathbf{1 6 3} \mathbf{~ w}$; Purcell \& Gilfeather
 Same prop; John F Barry agt same; Oct Amsterdam av, nwc 156 th; Frank Morrell Co agt Audubon Improvement ${ }_{3,650}^{\mathrm{Co}}$ et
al; Aug 21 '11. Same prop; Canton Steel Ceiling Co agt
Come; Aug2t11. 10TH av, swe Emerson; Jno Trainor agt Amsterdam av, nwc 156th; Harlem River Lumber \& Wood Working, Co agt AuduG10,110.93 Same prop;
same; Aug 23,11 . $355 \mathbf{T H}$ st, $\mathbf{1 2 3}$ E; Michl J Coleman agt
Stuyvesant Wainwright et al; Dec21'11. 3D av, ws, 281 n 181st; Colwell Lead Co agt Valentine Constn Co et al; Jan10'1.2. H Barson et av, nwe Ja av; same agt Chas Martha av, nwe, 238th; R Vechione \&
Co agt Philip Melillo et al; Jan12'12. 275.00
TWales
av,
Sarah B
Hirscherg Sarah B Hirschberg et al; Dec15'10. 121.35

## JAN. 18.

Washington av, 1170-s0; H W Johns Manville Co agt Brook Constn Co; Mar21 Broadway, swc 29th: Fountain \& Choate agt Princess Realty Co et al; Jan6' $\begin{aligned} 28,253.00\end{aligned}$ Riverside dr, nec 94th; Saml Dietz agt
Welfare Realty \& Constn Co ; Jan2'12. Same prop; Bleecker \& Cohen agt same Jan2 12. prop; Franklin \& Walsh 416.00 Dec29'11.
 3D av, 281; Harry Pinson et al agt Jno
Doe et al; Dec12'11.
 Anna Hoaker et al; Sept1911. 140.00 more star 4.0 142 D st, 1020 O W; Geo H Storm \& Co

 ${ }^{3}$ Same prop; same agt same; Feb23'11.

Febame prop; Frank Angililli agt same ${ }^{3}$ same prop; same agt same; Feb23'11. ${ }^{\text {Same }}$ Same prop; Murtha \& Schmohl Co agt Same prop; Howell \& Lawrence agt
same; Feb2510. Febame prop; Jno Laura \& Co agt' same;
 Same prop; Maxwell \& Dempsey agt
228.60
me; Mar2'10, M ${ }^{3}$ Same prop; F W Devoe \& C T Raynolds Same prop; F W Devoe \& C T Raynoids ${ }^{3}$ amme prop; Nicholas Corcia agt same
129.0 Mar10 Same prop; Jos Tino \& Co agt same Same prop; Patterson Bros agt same
pr $8^{\prime} 10$. Same prop; Jos Di Corcia agt ${ }_{7,519.00}^{\text {same }}$ Same prop; Standard Arch Co agt same
200.00 10TH
st, $\mathbf{2 3 2}$ E;
Eichenbaum
Bros agt
Breitbart et al; Nov29'11.
180.49 6TH
av, 259-61; Otis Elevator Co agt Prospect av, 653; Chas C, Koenig agt Same prop; same agt same; June $7^{1,11.79} 8.50$


Mulberry st, swc Kenmare; Borough Jan sto 12 . 2TTH av, 303-5; Robt A Keasbey Co agt Aug10'10. 69.40 GTH av, 388 -90; National Bridge Works
agt Mary A Gordon et al; Jan1s'12. 557.18 Borough of Brooklyn.

## JAN. 10.

 JAN. 11.
 ( $\$ 33.00$ Mermaid av, ns, 24 W West 32 d , 189x
100; Christoforo Marrazzo agt McFeran Bldg \& Realty Co; Jan11'12. 913.00 JAN. 12.
Vernon av, 362; Louis Greenberg agt Aaron L Donner, Chas Hirschant \& Isaad 63 D st, ns, 100 w 19 av, $580 \times 100$; Constn Material \& Coal Co agt Norton Contracting
\& Supply Co; Dec2 ${ }^{\prime} 111$.
${ }^{3} 39 \mathrm{TH}$ st, ss, 100 w 4 av, $20 \times 100.2$; Pal-


$$
\text { JAN. } 13 .
$$

No Satisfied Liens filed this day

$$
\text { JAN. } 15 .
$$

E 24 THH st, es, $175 \mathrm{n} \mathrm{Av} \mathrm{L},-\mathrm{x}-\dot{\mathrm{x}} \mathrm{R}$, L JAN. 16.
Union st, 1595-1603; Abendroth Bros agt
Norek-Kellner Constn Co; Dec20'11. 220.00 Union st, 1593; Abendroth Bros agt Jno ner Constn Co: Dec20'11. \& Norek-Kell Union st, 154S; Abendroth Bros agt Chas E Steenwerth \& Norek-Kellner Constn Co.
Dec20'11:. St Marks av, ss, 200 e Underhill av, $25 x$
100 Hydraulic Press Brick Co agt Om- Hy 100; Hydraulic Press Brick Co agt Om6TH av, es, from 52 d to $53 \mathrm{~d}, 200.4 \times 100$; Belinky; Aug10'11. Same mrop; Thos G Knight Co agt Max
Belinky \& Belinky Constn Co Aug 23111 . Same prop; Morris I Davidson \& ano agt
300.00 JAN. 17.
Union st. 1550-6; Abendroth Bros agt
orek-Kellner Constn Co; Dec 20 '11. 176.00 Siegel st, $\boldsymbol{7 0}$; Knickerbocker Metal CeilSiegel st, $\boldsymbol{7 0}$; Knickerbocker Metal Ceil-
ing Co aot Fannie Bershatsky \& Nass
${ }^{1}$ Discharged by deposit.
${ }^{2}$ Discharged by bond.
${ }^{8}$ Discharged by order of Court

## ORDERS

Borough of Brooklyn.
JAN. 11.
 189x100; McFerran Bldg \& Realty Co on
Home Title Ins Co to pay Christopher Home Title

JAN. 12 \& 13.
No Orders filed these days.
JAN. 15. Sheffeld av, es, 460 n Hegeman av, 20x
95: Vladislay \& Cecelia Corshenevsky on
Fredk J \& Emma Heidenreich to pay The
Brislin Co.

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## RECORDS SECTION

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## REALD Esint RECORD NUDINGUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

## BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.
The second figure indicates the official Lot number of the property changing ownership.


## EXPLANATION OF TERMS USED AND

 RECORDS.Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty
C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
B. \& S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.
The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.
The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year the dates are in the san
follows the second date.
The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10. It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $\$ 20,000-\$ 30,000$ indicates the as-
sessed value of the property, the first bk-brick figures being for the lot only and the B \& S-Bargain and Sale second figures representing both lot and bldg-building building. Letter P before second figure b-b-block building. Letter $P$ before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1911.
T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the orrens System.
Flats and apartment houses are class1 fied as tenements.
Residences as dwellings
All Christian names, streets, avenues states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.
The number in ( ) preceding the seria number to the right of the date line, a head of this page, is the Index number for the Checking Index.
The Star following name of street or venue in the Bronx Conveyances, Lease and Mortgages indicates that the prop erty recorded is in the annexed dispop for which there is no section or block number.

## KEY TO ABBREVIATIONS USED.

## (A)-attorney

A.L.-all liens
ano-another
av-avenue
admr-administrator
admtrx-administrator
agmt-agreement
A-assessed value
adj-adjoining.
apt-apartment
assign-assignment
asn-assign
atty-attorney

C a G-covenant against grantor
Co-Company
constn-construction
con omitted-consideration omitted
cor-corner
c l-centre line
ct-court
certf-certificate
decd-deceased
e-East
exr-executor
extrx-executrix
et al-used instea
et ul-used instead of several names fr-frame
ft -front
individ-individual
rreg-irregular
installs-installment
mtg-mortgage mos-months mos-manufacturing nos-numbers n-north
pl-place
PM-Purchase Money Mortgage. $\mathrm{R} T$ \& I-Right, Title \& Interest

## (R)-referee

re mtg-release mtg
ref-referee
sobrn-subordination
sq-slip
sq-south
s-side
sty-story
sub-subject
stn stone
st-street
TS-Torrens Eystem
thts-tenements
w-west
y-y \& 100 -other consideration and $\$ 100$

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## CONVEYANCES.

## Borough of Manhattan.

## JAN. $12,13,15,16,17 \& 18$.

Allen st, $\mathbf{1 7 2},(2: 416-49)$ es, 75 s StanSilverman to Isaac Langer, 1141 st, \& Nathan L Fischer, 142 Riving ton; mtg $\$ 23,-$ Attorney st, 155-7, ( $2: 3: 30-69-70$ ) $\mathrm{ws}, 200$
Houston, $50 \times 100,1-5$ \& $1-6$-sty bk tnts s Houston, \& strs \& $1-4$ E 116 to Jennie Jacobs, 540 W
Adler, 107
163; QC; Dec11'11; Jan16'12; A\$41,000-61,500 .

Broome st, 195-9, see Suffolk, 59
Broad st, 9, see Broad sec Wall.
Broad st, 7, see Broad sec Wall.
Broad st, 3-5, see Broad sec Wall.
Broad st, (1:26) sec Wall (Nos 23-5) 15.9
5.6 ; also WALL ST, 27 (12) (1:26) SS, 45.6 e Broad, 31.11x56.8x31.11x57.9; BROAD ST 3 \& 5 ( $1: 26$ ) es, adj 1 st parcel runs e46.4
xn15.9 to ss Wall, (No $251 / 2$ ) xe4. 8xs $44.8 \times \mathrm{w}$ 12.3xs0.6xw 29 to es Broad, xn41.7 to beg; runs se29xsw $0.6 \times s e 11.3 \times s w 12.8$ \& 17.9 xnw
35 to st, xne29.8 to beg; also BROAD ST, ne along st, $26.3 \times s e 35 \times n e 17.9 \times s e 51.5 \times s w$ ation by Anthony $J$ Drexel of Phila, Pa, that ${ }^{2 / 3}$ of balance of consideration moneys as being paid by him were \& are moneys
of his two brothers, Francis A \& Jos $W$ Drexel and that he holds $2 / 3$ parts
of above in trust for them, etc; Oct8'72; of above in trust for them, etc; Oct8'72;
Jan16'12.
Cannon st, 68-74, see Rivington, 291-3. Delancey st, 120, $(2: 353-44) \mathrm{ns}, 50 \mathrm{e}$ Essex, runs n70.2xe25.1xs19.2xw $0.11 / 2 \times s 51$ to H Albanesius to Paul F Stohn at Jersey East Broadway, 147, (1:283-31) $\mathrm{ss}, 200 \mathrm{w}$
Rutgers, $25 \times 75,4-$ sty bk tnt $\&$ strs, $1-$ sty ext; Isser Reznik et al to Pride of Jerusalem School, 147 E EWay $\mathrm{mtg} \$ 25,000$

Goerck st, s2-s, see Rivington, $322-4$, on

## map

Greenwich st, 236, (1:128-17) ws, 27.8 s
Park pl, $22 \times 76.8 \times 21.6 \times 75.5,5-$ sty bk loft \& str bldg; Geo H Stege to Chas Ek Rhine \&
stander, 6 W 32 ; Jan15'12; A $\$ 18,500-32,000$.
 Reade, $21.1 \times 74.9 \times 21.6 \times 75.2,4$-sty bk loft \&
str bldg; Chas E Rhinelander \& Matilda
F, his wife, to Serena Rhinelander, 14 Washington Sq; Jan11; Jan 15 ' 12 ; A A $15,000-$
20,000 . Greenvich st, 796, see 12 th, 328 W .
Hudson st, 250-2, (2:578-48-49) es, 22.8 n
Broome, runs n41.6xe70xn21.4xe10xs62.1xw Broome, runs n41.6xe tnt \& strs \& vacant; Washington; motg $\$ 12,500$; Jan12; Jan15'12;
Hamilton ter, 11, $(7: 2050-97)$ es, 107.6 n dwg; Nellie K Howell to Kentmore Oper ating Co, 99 Nassau;
Jan16'12; A $\$ 4,000-8,500$.

Horatio st, 75-7 (2.643-67-68) \&s 10
 dwgs; Mary Meagher to Chrystie Street
House, a corpn, 129 Chrystie; mtg $\$ 16,500$ $\begin{aligned} \text { Jan16'12; A } \$ 18,000-20,000 & \text { O C \& } 100 \\ \text { Henry st, 204, }(1: 270-48) & \text { ss, } 23.9 \mathrm{w} \text { Clin }\end{aligned}$
Henry st, 204, (1:270-48) ss, 23.9 w Clin-
on, 23.9x100, 4-sty bk tnt; Jos Barsky to Rachel Goldman, 220 Henry; mt
Jan16; Jan17'12; A $\$ 18,000-23,000$.
 b bk dwg; Jno O Baker et al, ExRS, \&c,
Chas T Barney to Alfred W Hoyt, 93455
 Ludiow st, $\mathbf{3 6},(1: 310)$ es, 75 n Hester,
$\times 87.6$; also $5 \mathrm{TH} \mathrm{ST}, 333 \mathrm{E},{ }_{(2: 447)} \mathrm{ns}$, 400 e 2 av $25 \times 97$; re asn rents; Royal
Bank of N to Abr Goldstein, 69 W 116 ; Orchard st, 15, (1:299-32) ws, 55 n Canal Weiss to Moritz Weiss, 147 E ' 82 ; AL Jan16; Jan18'12; A\$10,000-13,000. 82; nom
Pearl st, 552, see Bway, 326-30.
Rivington st, 322-4 on map $\mathbf{3 2 2}$ (2:324bk tnt \& strs; Jos Toker to Saml Cantor 1317 45th, Bklyn; Dec29'11; Jan12'12; A
$\$ 28,000-63,000$. $\quad$. 100

Rivington st, 291-3, $(2: 328-11)$ sec Can-
on (Nos $68-74) \quad 50 \times 100$, vacant; Edw S Clark et al to Abr Michelson at Coytesville, Bergen Co, NJ; B\&S, all of; Nov24 Rivington st, 291-3; Stephen C Clark
same; $1 / 4$ pt; B\&S; Nov24'11; Jan17'12.

Suffolk st, 59, (2:351-45-7) swe Jos Berkowitz et al to Chas Falkenberg at Spring Valley, NY \& Jacob Falkenberg, 1626 Av A; mtg $\$ 83,500$; Jan 10 ; Jan 12 ' 12 :
A $\$ 62,000-81,000$. 100
University pl, 64 (32) $2: 568-23$ ) ws, 55.1
$10 \mathrm{th}, 21.8 \times 105.3 \times 21.7 \times 103.9,7-$ sty bk loft \& str bldg; Fredk F Graham to Lottie E Broeck. 409 Essex av, Orange. NJ \& Aida an1712; A\$33,000-65,000.

Wah st, $251 / 2$, see Broad, sec Wall
Wall st, 27, see Broad, sec Wall

Wall st, 23-5, see Broad, sec Wall.
Wooster, 179-83, $(2: 524-18)$ ws, 100 s Bleecker, $74.8 \times 100 \times 74.5 \times 100,7$-sty bk loft Weiss Realties, a corpn, 63 Park row; mtg
$\$ 135,000 ;$ Jan17'12; A $\$ 66,000-135,000$. nom
 nie Lazarus to Hyman Rosen, 182 Orchard 5TH st, 333 E, see Ludlow, 36
5TH st, $\mathbf{5} \mathbf{5 3} \mathbf{~ E t , ~ E , ~ s e e ~}(2: 400-24)$ SS, 183.10 Grady ref to Nathan Michalover, 304 East Bway \& Barnet Michalover, 253 Grand;
FORECLOS, Nov2 ${ }^{\prime} 11$; Jan7; Jan16'12; A
$\$ 28,000-56,000$.
$\mathbf{5 T H}$ st pt of $\mathbf{5 4 0 - 2} \mathbf{E}(2: 400-\mathrm{pt}$ lt 26$) \mathrm{ss}$,
63.11 W Av B, $19.11 \times 96$, part $6-\mathrm{sty}$ bk tnt ${ }_{259}$ strs; Thos F Grady ref to Mary E Wood, 6'12; A\$——\$$\begin{array}{cc}\mathbf{5 T H} & \text { st, } \mathbf{5 4 6} \mathbf{E}, ~(2: 400-29) \\ \text { As, } & 100.11 \\ \mathrm{~W} \\ \mathrm{~W}\end{array}$ Grady, ref, to Luis Turtel, 534 E 5 ; PAR-
TITION, Nov $28^{\prime} 11$; Jan15; Jan18'12; A\$17,-
$000-23000$

## 5TH st, 550, see Av B, 74.

10TH st, 233 E, $(2: 452-41) \mathrm{ns}, 175 \mathrm{w} 1$ avilie \& Herman E Flisser, ExRS Adolph Flisser to Tillie Flisser, 233 E 10; AL; Jan
12TH st, 32S W, $(2: 640-56)$ swc GreenWugh E O'Reilly to Sarah A O'Reilly; mtg 13WH st, 622 E, (2:395-17) ss, $293 e^{\text {gift }} \mathrm{Av}$ B, 25x103.3, 5-sty bl tnt \& strs \& 4-sty bk inger, 7 Stanton; mtg $\$ 20,500$ \& AL; Jan
17 ; Jan18'12; A $\$ 14,000-16,000$ O C \& 100
 Bradish Johnson to Richd H Casey, 224 W
49; Jan15'12; A $\$ 12,000-14,000$ O C . 100

18TH st, 318 W, $(3: 741-45)$ ss, 220.2 w 8
v, $21.11 \times 92,3-$ sty $\&$ b bk dwe: Morton R Doremus to Mary C Stewart, 28 St Johns 500-13.000; B\&S; Dec1109; Jan1512; A\$10,-
 son to Midtown Constn Co, 34 Pine; Jan17;

19 TH st, 119 W , see 20 th, 118 W
19TH st, 119 W, see 20 . $(3: 900-13)$ nes, 364.6 nw an ref to Robt C Knapp, 772 Park av; FORECLOS, Dec6'11; Jani2'12; A\$10.000-
19TH st, w, (3:795-27) ns, 253.8 w 6 av ,
22.10 x 92 , 10 -sty bk str: Annex Realty Co $122.10 \times 92,10$-sty bk str: Annex Realty Co
to Simpson Realty Co. 3096 av: AL; Dec 20 11; Jan12'12; A\$160,000-425,000.


$\$ 12,000-15,000$.
20TH st, 118 w. ( $3: 795$-pt lt 37) s. 153.8 w 6 av, runs wionxs184 to ns , 19 th ( m
119 ) xe $100.8 \times n 63.8 \times w 0.3 \times n 120.4$ to beg, \& S-sty bl str; Simpson Crawford Co to

22D st. 13-21 E. $(3: 851)$ ns. 425 w 4 av, 22D st. 13-21 E.
145.6x98 9. 12-sty bk loft \& str bldg; also
BROADWWAY (8:1987) es. extends from 123 d to 134 th, $199.10 \times 90$ vacant: also BROADWAY. es, extends from 134th to
$1355 \mathrm{th}, 199.10 \times 90$. vacant; also 98 STH ST , ( $8:-$ ns, 350 e 5 av, $25 \times 100.9$, vacant; can128 Bwav to Rebecca Mayer, 23 E 74 ; Jan 15; Jan17'12.
25TH st, 215 E.
v, $25 \times 9: 906-9)$ ns. 185 e 3
$5-$ stv bk tnt: Nitram Realty Co to Martin F Huberth. 1045 Forest av: mtg $\$ 23,000$; Jan12; Jan16'12; A\$12,000-26.500.
30TH st, 352 W, (3:753-70) Ss, 209.4 e 9 av, $18.4 \times 98.9$, 3 -stv bk dwo: Knox McAfee,

Jr, to Madoc Realty Co, 1475 Bway: Jans | Jr to Madoc Realty Co, 1475 Bway: Jans: |
| :--- |
| Jan 15 |

30TH st. 350 W, (3:753-69) Ss, 227.8 e 9
 33D st. 453 W , $(3: 731-12) \mathrm{ns}$. 146.1 e 10 av. $25.7 \mathrm{x} 39.8 \mathrm{x}-$ along cl old Jersey st x INTERIOR LOT, $(3: 731-121 / 2)$ at cl blk bet 33 d \& 34 th \& 139 e 10 av. runs s61.4 to cant; A\$3.000-3,000; Mary A Jones et al heirs David G Jones to Jules S Bache. E : Jan $16^{\prime} 12$. Wollman, 10 O C \& 100 S3D st. 152 E. $(3: 888-50) \mathrm{SS}, 206.3 \mathrm{w} 3$ av,
$18.9 \times 25$, 3-sty bk office bldg: Jos F Gross \& ano to Dorothv K Gross, 50 W 77 ; Jan 34TH st, 124 W, (3:809-59) ss, 475 e 7 av
$25 \times 98.9,4-$ stv stn bidg \& str. 1 -sty ext Tsabelle G Watts to David C \& Isabelle A Watts. all at 125 E 57; AT; Jan12: Jan13
 av, $25 x 98.9,4$-sty \& h stn dwg: Marv J Bklyn: mto $\$ 62,500$ \& AL; Jan15'12; A $\$ 100.000-107,500$.
$\mathbf{3 8 T H}$
st.
$\mathbf{1 2 4}$
E, $(3: 893-77)$
SS, 124.10 w nelia H wife \& Clarence Martin to Edwin T Hall, 124 E 38: B\&S \& C a G; Jan2; Jan
12'12: A $\$ 27.000-68,000$. 12'12: A\$27.000-68,000. $5: 1295-321 / 2$ ns. 63 w w to Maria L Seifert. 678 King av. City

41ST st, 221 $\mathbf{W},(4: 1013-21) \mathrm{ns}, 275 \mathrm{w} 7$
av, $25 \times 98.9,1$ \& $2-\mathrm{sty}$ bk bldg \& str;
Henry Harburger to Asa G Candler at AtHenry Harburger to Asa G Candler at At-
lanta, Ga; mtg $\$ 25,000$; Jan12'12; A $\$ 38,000-$
38,000 . 42 D st, $\mathbf{3 5} \mathbf{w},(5: 1258-15,56$ \& 58 ) ns ,
64 e 6 av, runs $n 200.10$ to ss 43 d (Nos 38 42) xe78xs100.5xw53xs100.5 to 42 d xw 25 to ing portion of el of 44 W 43,4 -sty stn office \& str bldg, 6-sty bk office \& str bldg
$\& ~ \& ~ \&-s t y ~ b k ~ \& ~ s t n ~ g a r a g e s ; ~ M i l t o n ~ L ~$
Williams to Pentalpha Realty Corpn, 15 Exchange pl, Jersey City, NJ; 1/3 pt;
42 D st, $35 \mathrm{w}, \& 43 \mathrm{D}$ st, $38-42 \mathrm{~W}$; Saml W Andrews to same; $1 / 3 \mathrm{pt}$; AT; AL; Jan
10 ; Jan 15 ' 12 . 42D st, 35 w , \& 43D st, $\mathbf{3 S - 4 2} \mathbf{W}$; LawM Andrews to same; $1 / 3 \mathrm{pt;} \mathrm{AT}$; AL; Jan 43D st, $38-42$ W, see $42 \mathrm{~d}, 35-W$ 43D st, 122
V, $21.5 \times 100.5,5-$ sty stn dwg; Chas F Dellinger EXR, Julia Dellinger to Josephine 44TH st $\mathbf{1 2 0} \mathbf{E}(5: 1298-4011) \quad \mathbf{6 7 , 5 0 0}$ 44TH st, 132 E, ( $5: 1298-491 / 2$ ), ss, 83.8 e Lex av, 16.4x83 4-sty \& b Stn dwg; cau-
tionary notice by Neelar Realty Co, 133-7
W 21; Jan12; Jan13'12; A $\$ 15,000-19,000$.
$45 \mathbf{T H}$ st, $\mathbf{2 2 9} \mathbf{E},(5: 1319-13) \mathrm{ns}, 300 \mathrm{~T}$ S Realty Co to Etta Lazarus, 110 Etrs; Seal $116 ;$ AL;
Jan12; Jan17'12; A $\$ 10,000-20,000$.
46 TH st, $46 \mathrm{~W},(5: 1261-601 /$ s 100 av, $20 \times 100.5,4-$ sty \& b stn dwa; Sarah e 6 an17'12; A\$60,000-70,000. 46TH st, $\mathbf{1 0 7} \mathbf{W}$, (4:999-28) ns, 100 w 6 st, xe25 to beg, $4-$-sty stn tnt \& str \& 1 -sty Co, Leo W $46 ; 1 / 2 \mathrm{pt} ; \mathrm{mtg} \$ 40,000$; Jan18'12;
$\mathrm{Co} \$ 30,000-34,000$. 48TH st, 507 w ( $4: 1077$ ) asn rents;
Melvina S Joiner of Hagerstown, Md to Melvina S Joiner of Hagerstown, Md to
Herman \& Jno F Schmonsees, both at 433 av; AT; Jan16; Jan17, Schmonsees, 627.975 $\begin{array}{ccccc}\text { 49TH st, } 356 & \text { W, }(4: 1039-58) & \text { Ss, } 150 & \text { e } \\ \text { av, } 25 \times 100.5, & 5-\text { sty bk tnt; } & \text { Ralph } \\ \text { E }\end{array}$ Kempner to Irving I Kempner, $44, \mathrm{E} \quad 74$;
$1 / 2$ pt; mtg $\$ 20,000$; Jan15; Jan17 $12 ; ~$
$\$ 15,000-26,000$ A 49 TH st, $509 \mathbf{W},(4: 1078-26) \mathrm{ns}, 150 \mathrm{w} 10$ av, $25 \times 100.5$, 4-sty stn tnt; Jas E Smith, Hofman, $161 \mathrm{~W} 36 ; \mathrm{mtg} \$ 5,000 ;$ Jan $13 ;$ Jan
15 , $12 ; \mathrm{A} \$ 9,000-16,500$.
i9,000 50TH st. $\mathbf{5 5} 4 \mathbf{W},(4: 1078-60)$ ss, 100 e e 11 av, 28.2x93.6, excepts parts released; Feb ty \& Constn Co to Margt F Johnston, 253
E 61 mto $\$ 26,500$ \& AL; Dec20'11; Jan12 50TH st, 29-33 $\mathbf{E}$, see Mad av, $451-7$.
51ST st, 22-30 E, see Mad av, 451-7
 V; mtg $\$ 14,000 ;$ Jan16'12; A $\$ 12,500-19,000$.
52D st. 156-8 E. (5:1306-42-43) ss, 256.6 e Lex av, $43.6 \times 100.5,2-4-$ sty stn tnts, Mary B
Hughes to Annie J Bouillon. 344 Convent av; $1 / 2$ pt; mtg $\$ 14,000$; Jan16, 12 ; A $\$ 24,500-$
 on $w, 5$-sty bk tnt; also PROPERTY at
Mt Vernon, NY; Emma B Matthaeus. 18 S 7
W
av, Mt
2d, Mt Vernon, NY mann, 230 Jewett av, Jersey City, NJ, in
$54 T H$ st, $201 \mathbf{W}$, see 7 av, 842-4
5STH st, 357 E, see 1 av, 1065.
62D st, 252 w, see West End av, 54
64TH st, 127-9 W, $(4: 1136-211 / 2-22) \quad \mathrm{ns}$, dwas cautionary notice by Cordette Realty Co, $133 \mathrm{~W} 21 ;$ Jan12; Jan13'12; A $\$ 26,000-$
42,000 .
 b stn dwas; 3 cautionary notices by Cor-
dette Realty Co, 133 W 21 ; Jan12; Jan13 12; A\$45,000-69,000. T S
 ary notice by, Arenal Realty Co, 137 W 21 :

65TH st E, sec Lex av, see Lex av, 861-3. 66TH st, $\mathbf{6 5} \mathbf{E},(5: 1381-321 / 2) \mathrm{ns}, 92 \mathrm{w}$ Park av, 18x100.5, 5-sty stn dwg; Isabella
B Tiffany to Jane C P Tiffany; mtg $\$ 28,-$
000 ; Mar19'02; Jan15'12; A\$40,000-55,000.
66TH st, $\mathbf{4 2 - 6} \mathbf{W},(4: 1118-48-50)$
ss, 375 w
entral Park W, 3 lots, each $25 \times 100.5,3$ 5-sty bk tnts; 3 cautionary notices by
Arenal Realty Co, 133 W 21 ; Jan12; Jan13
'12; A $\$ 60,000-87,000$.
 $\mathrm{ST}, 518 \mathrm{E},(5: 1483-40)$ Ss, 298 e Av A, 25 x
$102.2,2$-sty bk stable; Rosa Herschman et al to Herschman \& Bleier, a corp. 520 E
$72: \mathrm{mtg}^{2} \$ 95,000$; Jan 6 ; Jan $1512:$ A $\$ 33,000-$ - $\boldsymbol{\text { 2D }}$ st, 518 E , see 71st, 517-23 E.

73D st, $\mathbf{2 1 7} \mathbf{~ E , ~ ( 5 : 1 4 2 8 - 1 0 ) ~ n s , ~} 235$ e 3 av, $25 \times 102.2, \quad 5-$ sty stn tnt; Mina Benach to
Geo M Bruestle, $132 \mathrm{E} 23:$ mtg $\$ 16,500$; Jan Geo M Bruestle. $132 \mathrm{~F} 23 ; \mathrm{mtg}^{2} \$ 16,500$; Jan
11; Jan16'12; A $\$ 11,000-22,000$.

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74 TH st, $236 \mathrm{E},(5,1428-331 / 2) \mathrm{SS}, 216.8 \mathrm{w}$ 2 av, $16.8 \times 102.2$, 4-sty \& o stn dwg isidore
Stern to Podgur Realty Co, 859 Southern
Ste Blvd:
11,000 .
$\mathbf{4 T H} \mathrm{st}, 412 \mathrm{E},(5: 1468-39) \mathrm{SS}, 238 \mathrm{e}$
$25 \times 102,2,6-\mathrm{sty}$ bk tnt \& strs; Hyman L Kuhl et al to Jacob Roth, 1182 Wymsh-
 75TH st, 11 E, (5:1390-11) ns, 149 w Mad av,
ford Winsly to Loreta L Linsly, 1 W W1;
$1 / 8$ pt; B\&S; Dec20'11; Jan16'12; A $\$ 60,000$ 1/8 pt;
66,000 .

6TH st, $31 \mathrm{~W},(4: 1129-14) \mathrm{ns}, 307.5$ M Brennen to Lester F Dittenhoefer, 22 W

7.THH st, 64 E , see 77 th, 62 E .

77TH st, 62 E, (5:1391); owned by party 1st part; also $77 \mathrm{TH} \mathrm{ST}, 64 \mathrm{E}$, 6 , $5: 1391$, separately with consent of each other
Mary T Best with Annie L Carroll; Aug 11; Jan17'12.
 Mad av, runs e $12.8 x s 610$, 4 -sty ext; Mary T Best to Annie L Carro11, 64 E ${ }^{77 \%}$ Aug 1
TSTH st, $319-21$
E, $(5: 1453-12-3)$
ns
av,
$50 \times 102.2, ~$
$2-4-$ sty bk tnts; Frank W Weiss to Mary Milleg. $335 \mathrm{E} 50 ; \mathrm{mtg}$
$\$ 32,000 ;$ Jan $9 ;$ Jan $12^{\prime} 12 ;$ A $\$ 18,000-40,000$

TSTH st, $11 \mathrm{~S} \mathbf{w}$, (4:1149-42) ss, abt 225 ,
 ss, abt 300 e Ams av, -x-, ${ }^{3-\text { sty \& }}$ b stn
dws; A $\$ 12,000-16,000$ order of court canelling instrument recorded Juyl mong in tagt Jno A Parker \& J A Parker \&
bon, plftag Jan12; Jan13'12.
Court order
79TH st, 150 W , see 78th, 118 W .
 Marks to Simon Rochelson, 15 E 116; mtg \$57,500 ${ }_{0}$ \&
S1ST st, 311 E, (5:1544-9) ns, 200 e long wid to Jno H Wyinn, 686 Sackett,
 S2D st, 403 E, ( $5: 1562-41 / 2) \mathrm{ns}, 80$ e 1 av, 26x102.2, ${ }^{5-s t y}$. Henry F Schadt, 873 Macy pl; $1 / 2 \mathrm{pt} ; \mathrm{AT} ; \mathrm{m}$
$\$ 8,800-19,000$.
 Cusker to Patk Q Foy at Jersey Cit
AL; Jan9; Jan1312; A $\$ 12,000-16,500$.

S5TH st, 156 E; Patk Q Foy to Mary E
S5TH st, 357 w, see Riverside dr \& 100
S6TH st. 39 w, ( $4: 1200-12$ ) ns, 260 e Col av, $32.6 \times 100.8,5$-sty stn ${ }^{\text {dwg; Anna }}$ Levy
to Isabelle P Harned, 39 W W. mtg $\$ 120$,-

66TH st 39 w. Helen D Jenkins to same nom S8TH st, 519 E (5:1585-12) ns, 275 e Av Vollmeke EXRS, Franz Voellmeke to


SSTH st, 519 E; Alfred Voellmeke to same
nom
to same: SSTH st 519 E; Adolph Voellmeke to same; S8TH st, 519E; Alice Collenburg (Voell-
SSTH st 519 E; Margt Rogge (Voellmeke) SSTH st, $534 \mathrm{E}, \quad(5: 1584-33)$ Ss, 146 w garetha Schadt to Henry F Schad, 873
 SSTH st, 524 E, $(5: 1584-38)$ ss, 271 w
East End av, $25 \times 100.8$, 5 -sty bk tnt; Margt

S9TH st, 225 E, $(5: 1535-16) \mathrm{ns}, 200 \mathrm{w} 2$


94 TH
94TH st, 69 W, $(4: 1208-71 / 2)$ ns, 160 e
Col av, $20 \times 100.8,3$ sty \& b stn dwg; Sallie
Julian, 235 W 75 to Fredk F J Hatcliffe, Julian, 235 W 75 to Fredk F J Hatcliffe,
$136 \mathrm{~W} 103 ;$ Jan15; Jan16'12; A $\$ 13,500-20$,
000 O $\& 100$ 94TH st, 69 w ; Fredk
Henry May J Hatcliffe to
F 15; Jan16'12. ide Dr, 220 , nee Riverside Dr, see River-

95TH st, $220 \mathbf{E}$ E, (5:1540-37) ss, $273.9 \mathrm{~W}{ }^{2}$ av,
witz to Amelia Bach, 1410 Av U, Bklyn
mtg $\$ 15,000$ \& AL; Jan12; Jan13, 12: A $\$ 9$,
$000-18,000$.
 ng Co to Robt Smolka, $242 \mathrm{E} 79 ; \mathrm{mtg}$
96TH st, 138 E, see Lex av, 1486
$97 \mathbf{T H}$ st, 234 E , see $97 \mathrm{th}, 232 \mathrm{E}$.

97TH st, $232 \mathbf{~ E , ~}(6: 1646-30)$ ss, 460 e ${ }^{3}$ v, $25 \times 100.11$, 4-sty stn tnt \& strs; A\$99000
16,000 : also 97 TH ST, 234 E , $(6: 1646-29)$ SS, 100 w 2 av, $25 \times 100.11$, 4-sty stn tnt \& al to Jos Berkowitz, 627 Bedford av, Bklyn \& Solomon M Landsmann, 232 Broome: 97TH st, 108 E, $(6: 1624-66)$ SS, 150 e 97TH st, 10 S E, $6: 1624-66$ ) $\mathrm{SS}, 150$ e
Park av, $25 \times 100.11,5-$ sty stn tnt; Wm R
De Lano ref to Jno J Mahoney, $51 \mathrm{~W} 94 ;$ FORECLOSED \& drawn, Jan17'12; A\$11, 98TH st E, ns, 350 e $\mathbf{5} \mathbf{a v}$, see 22 d , $13-$
21 E
10
102D st, $207 \mathrm{E},(6: 1652-6) \mathrm{ns}, 130$ e 3 av,
$25 \times 100.11,5-$ sty bk tht \& strs; Elise Boyd to Lena Kannensohn, 13295 av; QC; mtg
$\$ 21,000$; Jan1; Jan15'12; A $\$ 10,000-22,000$.

103 D O C \& 100
103D st, 222 E, (6:1652-38) ss, 255 e 3 \& Susil Karlinsky to Rebecca wife Max
12; Jan $17^{\prime} 12$; A\$10,000-15,000. $\$ 12,000$ nom
105 TH st, $\mathbf{2 5 3}$ E, see 2 av, 2047
106TH st, 300 w, see West End av, swe
106TH st. 153 W, $(7: 1861-8)$ ns, 175 e Kelly to Arthur B'Kelly, 42 W 106 , GDN Genevieve M Boswell; $1 / 4 \mathrm{pt;} \mathrm{AT} ; \mathrm{Dec}^{2} 0^{\prime} 11$;
Jan15'12; A $\$ 17,000-28,000$. 108TH st, 207-9 w, (7:1880-25) ns, 250 W Thorn to Thomax Realty Co, $28 \mathrm{~W} 27 ;$ mtg
10 STH st, $\boldsymbol{7 1} \mathbf{E},(6: 1614-301 / 2) \mathrm{ns}, 136 \mathrm{w}$ Park av, $17 \times 100.11$, 4-sty stn tnt; Julia Bklyn; mtg $\$ 7,750$; Jan15; Jan16'12; A\$7,1097H st, 317 E, $(6: 1681-9) \mathrm{ns}, 201$ e 2 bk rear tnt; Bertha Kaufmann to Jonas

109TH st, $210 \mathrm{~W},(7: 1880-40)$ ss 180.6 w Ams av, $39.6 \times 100.11$, 5 -sty bk tnt; Max Thorn to Thomax Realty Co, 28 W 27 ; mtg 111 TH st, 112-6 V ( $7: 1820-421 /-44) \mathrm{SS}$
 \& b bk \& stn dwgs; cautionary notice by 3 '12; A $\$ 31,200-39,000$.
113TH st, 326 W, $(7: 1847-38)$ ss, 70 S Manhattan av, $16.8 \times 100.11$, $3-s t y$ \& b bk A $\$ 9,500-10,500$. O C \& 100
115TH st, 336 E, $(6: 1686-35)$ SwS, 200 nw 1 av, $25 \times 100.10$, 4-sty ble tnt \& strs; Leah Gohn to Bertha Robinson at Kensington 115 TH st $\mathbf{7 5}$-9 (6:1599-7-8) nom Lenox av $50 \times 100.11,3 \quad 3-$ sty \& b stn dwgs; also GRAHAM SQ,
575 n Lawrence av, $25 \times 100$; also LiND AV, (9:2527) ws, 352.6 n Lawrence av, $175 \times 100$,
vacant; Abr H Feuchtwanger EXR Meyer vacant; Abr H Feuchtwanger EXR Meyer a corpn, 20 Vesey; Jan5; Jan 15 ' 12 O A A $\$ 30,-$
$000-34,500$. 100
115TH st, $\mathbf{7 5 - 9}^{\mathbf{7}} \mathbf{\text { W }}$; also GRAHAM SQ, (9:2527); Abr H Feuchtwanger et al, heirs,
\&c, Meyer Feuchtwanger to same; Jan5; Jan1512. OC \& 100
${ }^{\mathbf{1 1 6 T H}}$ st, $\quad \mathbf{7 - 9}$ W, $\quad(6: 1600-31-32)$ ns strs; Saml \& Abr Bienenzucht to Alex
H Pincus, $301 \mathrm{~W} 108 ; \mathrm{mtg} \$ 18,000$; Jan15; Jan16'12; A \$41,500-78,000. 117 TH
st,
$\mathbf{4} \mathbf{E},(6: 1622-68)$
ss, 110 e 5 av,
$37.6 \times 100.11,6-$ sty bk tnt \& strs; Annie \& Martha Emmerglick to Minnie Crook, 24 W 112; 1-7 pt; mtg \$48,500 on whole; Dec
26,11 ; Jan15'12; A\$21,000-51,000. nom
$117 \mathbf{T H}$ st, $242 \mathrm{E},(6: 1666-30)$ ss, 160 w 2 Operating Co to Howard T Cole, 906 S Johns pl, Bklyn: mtg $\$ 16,000$; Jan15; Jan16
O C $12 ;$ A $\$ 10,000-15,500$. 100
118TH st, 212-4 E, (6:1667-40 \& \& 41) ss,

 | 170 Bway; mtg $\$ 17,500$; Novs' 11 ; Jan12' 12 |
| :--- |
| A $\$ 15,000-19,000$. |
|  |

120 TH st, $215 \underset{\text { E, }}{\mathbf{E},(6: 1785-8)} \mathrm{ns}, 175 \mathrm{e} 3$ Cohen, ref, to Wm Weis, 159 E 121;
FORECLOS, Oct16'11; Jan17; Jan1S'12; A
$\$ 8,800-12,500$.

120TH st. 303 W, ( $7: 1947-28) \mathrm{ns},{ }^{\mathbf{W}} 100 \mathrm{~W}$
av, $25 \times 100.11,5$-sty bk tnt; Deana G Epstein to Sarah Rothman, 70 W $114 ;$ mtg
$\$ 23,325$ \& AL; Jan16; Jan17'12; A $\$ 12,000-$
 w Pleasant av 16.8x100.11, 2-sty \& \& fl at Meriden, Conn; Alice M Joyce, ProviNJ, Laura $B$ White, 418 Clermont av Bklyn; Mary E Taylor, 429 Lafayette av, maica, NY, \& Daisy S Robinson, at Rock121 ST st, $163 \mathbf{W}$, see 7 av, 2021.
121ST st, $249 \mathbf{W},(7: 1927-121 / 2) \mathrm{ns}, 289$ e Hunter, Jr, (ref) to Central Trust Co of N dish, under will Jas F W Lanier; RS $\$ 12$

121 ST st, $\mathbf{2 2 4} \mathbf{W},(7: 1926)$ ss, 250 w 7 av '11; Philip Sugerman et al firm Royal Co of NY to the Kentmore Operating Co, 125 16'12.
 Wells Holding Co to Robt J Moorehead, O C \& 100 121ST st, 224 W, (7:1926-44) ss, 250 w 7 erating Co to Nellie K Kowell, 734 St Nich av; mtg $\$ 14,000 ;$ Jan $15 ;$ Jan $16{ }^{\prime} 12 ;$ A
$\$ 11,000-16,000$. 122D st, $115 \mathrm{w},(7: 1907-231 / 2) \mathrm{ns}, 195 \mathrm{w}$ Thos F Grady, ref, to Max Kobre 43 F $123 ;$ PARTITION, Nov28'11; Jan15'12; A A
$\$ 12,000-21,000$.
$\mathbf{1 4 , 1 0 0}$

## 26TH st, 2 W, see 5 av, 2040.

127TH st W, nee Riverside dr, see River-
12STH st, $4 \mathrm{~W},(6: 1725-401 / 2)$ ss, 92.6 W 5 Davidson to $17.6 \times 99.11,3$ sty \& b bk dwg; Mary W NY; mtg $\$ 12,000$ \& AL; Jan2; Jan15'12; A $\$ 8,000-15,000$.

12STH st, 213 W (7:1934-241/2) ns, 166.8 W ${ }^{7}$ av 16.8x99.11, 3 sty \& b stn dwg; Moorehead, $413 \mathrm{E} 140 ; \mathrm{mtg} \$ 10,000$; Jan 11 : 131ST st, $234 \mathbf{W},(7: 1936-47)$, SS, 425 e 8 Co to Richd C Allez, 162 W Kingsbridge rd; mtg $\$ 7,500$; Jan12; Jan 13 '12; A $\$ 12,000-$
13,000 . +100
$131 S T$ st, $16 \mathrm{E},(6: 1755-64)$ SS, 200.11 w Mad av, $18.2 \times 99.11$, ${ }^{3-s t y ~ \& ~}$ \& stn dwg;
Rockwall Constn Co to Stephen MeCor mack, 2030 Mad av; mtg $\$ 6,500$; Jan15 132D st, $281 \mathrm{~W},(7: 1938-5)$, $\mathrm{ns}, 100$ e 8 av, 16.8x99.11, 3-sty \& b stn dwg; Standish Chard, ref, to Louise F Runk, 165 W 58, \& Jeremiah, decd; FORECLOS. Nov14'11; Jan 132D st, 554 w, (7:1986-46) ss, 325 w Ams av, $25 \times 99.11$, 5 -sty bk tnt; Geo De Vries to Tillie Jalonack, 3151 Bway; mtg
$\$ 23,000$; Jan13; Jan16'12; A $\$ 10,000-23,000$.

133D st, 172 W , see 7 av, 1840 . nom
133D st W, nee Bway, see 22d, 13-21 E.
134 TH st, W, nee Bway, see 22 d , 13-21 E.
134TH st W, see Bway, see 22d, 13-21 E.
135TH st W, see Bway, see 22d, 13-21 E.
135TH st $W$, see Riverside Dr, see Riv-
139TH st, 510-6 W, ( $7: 2070-39$ ) ss, 150 p Ams av, $100 \times 99.11,6$-sty bk tnt; Wm M W 22; mtg $\$ 135,000$; Jan15; Jan16'12; A

139TH st. $510-6 \mathrm{~W}$, Ams av, 100x99.11, 6-sty bk tnt; Eliphalet $\mathrm{mtg} \$ 151,000$; Jan 15 ; Jan16'12; A $\$ 40,000-\mathrm{P}$
139TH st, $209 \mathrm{~W}_{4}(7: 2025-26) \mathrm{ns}, 137.5 \mathrm{w}$ Post to Abr S Bernstein, 572 av; mtg $\$ 10$,

1415T st, 477 W , see Ams av, 1641-59.
142D st, $47 \mathrm{~s} \mathbf{W}$, see Ams av, 1641-59.
144TH st W, nee Bway, see Bway, 3520
148TH st, 62S-32 W, see Riverside dr
149TH st W, (7:2096-17) ns, 160 w Bway runs n99.11xw 193.8 to es Riverside dr (N sty bk tnt; A Feldmann Constn Co to Andw Jackson Holding Corp, 135 Bway

149TH st, $533 \mathrm{~W},(7: 2081-18)$ ns \& 100 Ams av, $16 \times 99.11,3$-sty \& b stn dws, Clara $84 ; \mathrm{mtg} \$ 5,000$; Jan 15 '12; A $\$ 7,600-12,500$.

## 150TH st, 475 W, (7:2065-5) ns, 100.8

 Ams av, runs n44.3xw0.8xn50.8xe $25 \times s 99.1$ to st, Xw24.4 to beg, $1-$ sty bk laundry; Wn 149 Bway; PARTITION, Dec6'11; Jan12'12150TH st, 60S-10 W, (7:2096-40) ss, 125 w Bway, $130 \times 999.11,6$,sty bk tnt, Nancy Krakower to Arthur J Bendick, 1168

## 153D st, 299 W , see $\&$ av, 2890-2.

153 D st, $461 \mathrm{~W},(7: 2068-7) \mathrm{ns}, 156 \mathrm{e}$ Ams av, $19 \times 99.11,3$-sty \& b stn dwo; Jennie A Hariot to Jos M Bleyer, 461, W 153; mtg
$\$ 12,000$ \& AL; Jan17; Jan18'12; A\$6,80015,000 .

158TH st, 611 w, ( $8: 2136-7$ ) ns, 150 w Bway, runs n115xw $75 \times s 97.7$ to es River-
side Dr (No 810 ) xs 23.3 to ns 158 th xe59.7 to beg, 9 -sty bk tnt; Dyckman Estates Co to The Security Bank of NY, $1, \mathrm{E} 14 ; \mathrm{mtg}$ $\$ 245,000 \& A L ;$ Sept9'11; Jan18'12; A\$46,
$000-266,000$.

1607H st, 430 W, ( $8: 2109-25)$ ss, 111.4 e St Nicholas av, runs soxelxs50xe17xn100
to st xw18 to beg, 3-sty \& b bl dwg; to Emma A Glass \& Mary E Carter, both
 162 D st W, nwe Bway, see Bway, 3883 . 163D st, 549 W, ( $8: 2122$ ) "The St Ermins;" asn rents to Jan 15 ; Comfort
$165 T H$
nwe 165 st, $451 ~ W, ~ s e e ~ C o l o n i a l ~ P k w a y, ~$ $168 T H$ st, $(8: 2112)$, from Ams av to Jumel pl; petition $\&$ order appointing Wm T Sabine, Jr, 55 Liberty, as commrs 169TH st W court orde 169TH st W, nee Haven av, see Haven
av, nec 169 . 171ST st W, (8:2142-pt 1 t 58) ns, 100 e Baker et al, EXRS, \&c, Chas T Barney, to
Alfred W Hoyt, 934 5 av; QC; Nov15'11; Jan18'12; A\$-\$L. nom
172 D st, 601 W , see St Nicholas av, 1241-
${ }_{17}^{17 \% \text { TH }}$ st, W, nve Ft Wash av, see Ft
17STH st
Wash av, swe 178 .
179TH st, 714 W, $(8: 2176-22)$ ss, 125
Ft Washing ton av, $50 \times 92.6,5-$ sty bk tht mtg $\$ 55,000$ \& AL; A $\$$ - $\$$ - $\$$; also FT 127.8×100, 6 -sty bk tnt; mtg $\$ 210,000$ \& AL; A\$- $\$$; Hargood Realty \& Con-
stn Co et al to Harry Goodstein Realty Co
160 Cway; 182D st, $\mathbf{5 5 1} \mathbf{W}$, ( $8: 2154-56$ ) ns , 325 e St Nicholas av, 25 to ws Audubon av (No
340 ) x 79.9 , vacant; Samson Lachman et al

$182 \mathrm{Dt}, 551 \mathbf{W ,}(8: 2154-56) \mathrm{ns}, 325$ e St Nicholas av, 25 to ws Audubon av (No 340 )
x 79.9 , vacant; Emanuel Alexander to Samson Lachman, 313 W 106 \& Abr Goldsmith, $\$ 11,000-11,000$.
Av B, 72, see Av B, 70.
Av B, 66, $(2: 400-35)$ ws, 64.1 s 5 th, 16.2 x to Jacob Fish, 370 E 8 ; PARTITION, Nov 2'11; Jan16; Jan18'12; A\$11,000-14,000;,200

Av B, 68, $(2: 400-34)$
ws,
48.2 s 5 th, 15.11
$4-$ bty bk tnt \& Str; Thos F Grady, x73.9, $4-s t y ~ b k ~ t h t ~ \& ~ s i r ; ~ T h o s ~ F ~ G r a d y, ~$
ref, to Jacob Fish, 370 E 8 PARTITION, 17,250
Av B, 70,
$73.9,400-33)$ ws, 32.6 s 5 th, 15.8 x
ty bk tht \& str, A $\$ 11,000-14,000$; also AV B, 72 , $(2: 400-32)$ ws, 16.7 s 5 th,
$15.11 \times 73.9,4-$ sty bk tnt \& str; A $\$ 11,000-14,-$ E S; PARTITION, Nov2 '11; Jan16; Jan18
No 70 for $\mathbf{1 8 , 6 0 0}$ \& No 72 for 22,000
Av B, 74 , $(2: 400-31)$
 Grady, ref, to Jacob Fish, 370 E 8 ; PARTITION, N
Av D, 49-51, (2:374-37) ws, 63 s 5 th 44
x80, 6-sty bk tnt \& Strs; Jno H Judge ref to Bertha Halpron, 53 Lenox av; mtg \$42,-
 Wm M Sullivan ref to Tilmil Realty Co $W 09$ Bway; PARTITION, Dec6'11; Jan12'12;
A $12,000-14,500$. Amsterdam av, 1865; Tilmil Realty Co to Jos Garfinkel, 1865 Ams av; $\mathrm{mtg} \$ 11,000$;
Jan12'12.

Audubon av, 340, see 182d, 551 W
Audubon av, 340, see 182 d , 551 W .
Amsterdam av, 2264, see Ams av, 2260.
Amsterdam av, 2143, ( $8: 2111-81$ ) es, 50 n O'Neill to Michl Tiernan, 1420 Shakespeare


Amsterdam av, 2260, (8:2129-52) nwe
$2 \mathrm{~d}(\mathrm{No} 501), 41 \mathrm{x} 100,5-\mathrm{sty}$ bk tnt \& str; A\$30,000 -65,000; also AMSTERDAM AV, 5-sty bk tnt \& strs; A $\$ 21,000-45,000 ;$ Louis Rosenberg et al to Reservoir Realty Co,
$501 \mathrm{~W} 172 ; \mathrm{mtg} \$ 85,000$; Dec30'11; Jan13

Amsterdam av, 1641-59, (7:2058-1) sec
42 d (No 478) runs e30xs99.11 ns 141 st (No 477 ) xw35 199.10 to beg, 7 -sty bk tnt \& strs; Geo Fn
Picken to Audubon Impt Co, 974 St Nich


Amsterdam av, 1641-59; Audubon Impt AL; Jan15; Jan16'12. Convent av; $1 / 2$ pt AT;
 strs; Isaac Goldowitz to Martha W Weill, \& AL; Nept11'11; Jan18'12; A\$ $\frac{\text { Mtg }}{\mathrm{O}} \$ \frac{\$ 80,000}{\text { C \& }} 100$ Broadway, es, abt $\mathbf{6 4 . 5} \mathbf{n}$ 185TH, see
Vadsworth av, ws, 60.2 n 185 .
Broadway, see 135th, see 22d, 13-21 I
Broadway, nee 134th, see 22d, 13-21 E.
Broadway, sec 134th, see $22 d, 13-21 \mathrm{E}$.
Broadway, nee 133d, see $22 \mathrm{~d}, 13-21 \mathrm{E}$.
 Worth, runs selo0xne 30 to ss Worth (Nos
$94-8$ ), xse75xsw180 to ns Pearl (No 552), x 5-sty stn str; Augustus D Juilliard et ai EXRS, \&c, Jos H Weller to Jas N Jarvie,
at Montclair, NJ; $1 / 4 \mathrm{pt}$; Jan2; Jan17'12; A
$\$ 580,000-725,000$.
Broadway, 326-30; Whiting Arnold

Broadway, 326-30; Lillian W Tompkins al, heirs, \&c, Jos H Weller to same,

Broadway, 326-30; Tefft, Weller Co to
same; A R T \& 1 to $1 / \notin \mathrm{pt} \&$ A T in whole
Jan 1712. Bronaway ara0- (7.2076-1) Bec
 Co to Morris Schinasi, 351 . Riverside dr;
mtg $\$ 185,000$; Jan10; Jan17 12 ; A $\$ 117,000-$ 243,000
Broadway, 3883, (8:2137) nwc 162d, "The fort Realty Co to Chas Berlin, 522 W 157 fort Realy Jan18'12.
Bennett av, $(8: 2180-468$ \& 486) es, ab 525 n 187th; also begins $8,990.9 \mathrm{n}$ from ss 155 th \& $2,461.6 \mathrm{w}$ from es 10 av, runs nw
$137.5 \mathrm{xe2} 64.9$ to es Bennett av xs 37.3 xe 100 . xs100xw 372 to beg, except pt for av, vacant; Osher Gordon et al to Bennett Av
Holding Co, at Thiells, Rockland Co, NY:
AL; Jan17; Jan18'12.
O C \& 100 Bennett av, $(8: 2180)$ ws, plot begins es 10 av, runs n40xe204.9 to ws Bennett av xs $40 \times \mathrm{x} 207$ to beg. Bennett Ay Holding av xs40xw207 to beg; Bennett Av Holding
Co to Ernestine Beinfield, 601 W 174; AL;
Jan17; Jan18'12. Bennett av, (s:2180) ws; same prop; re mtg; Osher Gordon to same; QC; Janim
Janis'12.

Colonial Parkway, ( $8: 2111-64$ ) nwe 165 th s59.11 to st, xe140.3 to beg, 6-sty bk tnt
Jno T McGovern ref to Woodmont Realty Co, 135 Bway; FORECLOSED \& drawn Jan12'12; \$42,000-P52,000
Ft Washington av, nwe 177 th, see 179 th,
Fort Washington av, $(8: 2177-23)$ swe
$178 \mathrm{th}, 127.8 \times 100,6-$ sty bk tnt: Annie Moss to Harry Goodstein Realty Co, 160 Bway mtg. $\$ 210,000$; Jan11; Jan17,12; A $\$ 56,000-\mathrm{P}$
Ft Washington av, ( $8: 2136-50)$ ws, 155.6 xw75xn114.11xw100xn60xe103.5 to av xs 94.11 to beg, vacant; Hanover Estates to
Saranac Constn Co, 500 W 147 ; mtg $\$ 60$, Saranac Constn Co, 500 W $147 ;$ mtg $\$ 60$,
$000 ;$ Dec $18^{\prime} 11 ;$ Jan17'12; A $\$ 0,000-60,000$, Greenwich av, 132-4, $\quad(2: 618-72-73)$ © 100
 73.1 to G av, xnw 40 to beg, $2-3-$ sty bk tnts \& strs; Eliz Kratz et al heirs Wm Kratz to Kath Kratz wid, 132 Greenwich av; Jan
16,12 ; A $\$ 22,500-25,500$.
Haven av, (8:2139-140-142) nec 169 th, 73.11x127.8x71.7x109.2, vacant; Hanover
Estates to Matthew M Edelman, 1737 Mad av; mtg $\$ 27,000$ \& AL; Dec18'11; Jan $\mathcal{O} 7^{\prime} 12$;
A $\$ 24,000-24,000$.
Lenox av, 456, $(6: 1730-70)$, es, 25 s 133 d 25x84, 5-sty bk tnt \& strs; Josephine $119 ;$ correction deed; mtg $\$ 24,000$ \& AL
Dec15'09; Jan17'12; A $\$ 18,000-29,000$. nom Lexington av, 1940, (6:1768-57) ws, 40.11
120 th, $20 \times 64.10,4$-sty stn tnt; Jennie Cohen to Jennie Kuretsky, 1365 Intervale

Lexington av, 1486, $5: 1524-56$ swe 96 th
No $138,100.8 \times 36,5-$ sty bk tnt \&
Wm J Hayes to Eugene Gerbereux, 75 SunWm J Hayes to Eugene Gerbereux, 75 Sun-
nyside dr, Yonkers, NY; B\&S; Jan11; Jan
13 '12; A $\$ 46,000-72,000$. Lexington av, 10S2, (5:1411-14) ws, 17.2 n 76 th , $17 \times 72.10,3$-sty \& b stn dwg; Wm
M Sullivan ref to Adolf Kuttroff, $17, \mathrm{E} 69$
PARTITION, Dec6'11; Jan 12 ; Jan13'12; A $\$ 11,000-15,000$.
Lexington av, 423, $(5: 1298-201 / 2)$ es, 102.6 Lexington av, 423, ( $5: 1298-201 / 2$ ) es, 102.6
44 th, $19 \times 90,3$-sty $\&$ b stn dwg; eautionary notice by Neelar Realty Co, 133-7 W
21 ; Jan12; Jan13'12; A $\$ 27,500-32,000$. T S Lexington av, 425, (5:1298-53), es 83 s 44th, runs e $100 \times \sin .5 \times w 10 \times s 2.1 \times w 90$ to av tionary notice by Neelar Realty Co, 133
W 21; Jan12; Jan13'12; A $\$ 31,000-35,000$.

Lexington av, 861-3, (5:1399-50-51) sec 65 th, $34.5 \times 80,3-$ sty \& b stn sanitarium
Dani B Freedman to Teofilo Parodi, 127 $\underset{\mathrm{E}}{ } 60 ;{ }^{\text {B }}$ mreedman $\$ 35,000$; Jan15; Jan16'12; A
Madison av, 451-7, $(5: 1286)$ es from 50 th
Nos $29-33$ to 51 st (Nos $22-30$ ) 200.10 front $\&$ extends e 175 ft ; agmt extending restric-
tions to Dec $311^{\prime} 35$; Edw D Adams et al with tions to Dec31'35; Edw D Adams et al with
Whitelaw Reid et al; Dec31'10; Jan16'12.
Madison av, 451- $\boldsymbol{7}$; power of atty as to above restriction; Clarence Fahnestock to
Wm Fahnestock; May12'11; Jan16'12. Madison av, 451-7; power of atty as to above restrictions; Gibson Fahnestock to Madison av, 206S, (6:1755-171/2) ws, 83.4
130 th, $16.7 \times 75,3-$ sty $\& \mathrm{~b}$ stn $\mathrm{dwg} ; \mathrm{Wm}$ Higgins, EXR, \&c; Alice S Hayes to Francis J Burke, 155 E 121; mtg $\$ 7,000$;
Jan17; Jan1 ${ }^{\prime} 12 ;$ A $\$ 8,000-11,000$. O C $\& 100$ Nagle av, $(8: 2171-12)$ el 430 sw from cl
Ellwood, runs se250xsw $100 \times n=250$ to el of av, xnel00 to beg, except part for av, vaYonkers, NY; mat $\$ 23,750$; Jan9; Jan13'12; Park av, 1964, $(6: 1757-34)$ ws, 40 n 132 d
20 x 75 , 4 -sty bk tnt: ${ }^{10}$ Lizzie Horwitz to 20x75, 4-sty bk tnt; Lizzie Horwitz to Riverside dr, $\boldsymbol{7} 20$, see 149 th W , $\mathrm{ns}, 160$
Riverside dr. 130-3, (4:1247-1) nee 85th No 357) 102.2x125, 12 -sty bk tnt; Edw 1402 Bway ; mtg $\$ 600,000$; Jan11; Jani 2 '12 ; Riverside dr, 220, ( $4: 1253-1$ ) nee 94 th , w30.4 to es of drive, xs76 to beg, 7 -sty bk
tnt: Welfare Realty \& Constn Co to Real Estate Security Co, ${ }^{42}$ Bway; mtg
$\$ 316,500 \&$ AL; Jan12; Jan 1312 ; A $\$ 150,000-$

Riverside dr, 222, $(4: 1253)$ eancellation fare Realty \& Constn Co, 111 W 104 to
Braude-Papae, 3487 Bway; Jan11; Jan13'12 Riverside Drive, ( $8: 2134$ ) es, bet 155 th \& 156 th; petition \& order appointing A C COMRS of estimate, \&c, for widening said $\begin{aligned} & \text { Riverside } \\ &\text { Nos } 628-32) \text { (7:2094-42-45) } \\ & \text { gee } 148 \text { th }\end{aligned}$ Impt Co to Geo F Picken, 475 W W $141 ; \mathrm{mtg}$
$\$ 100,000$ \& AL; Jan15; Jan16'12; A $\$ 37,900-1$. Riverside dr, 550, (7:1995-1) nee 127 th, Harry B Davis to Hanover Estates, 39 Courtlandt; mtg $\$ 260,000$ \& AL; Deci'11; Riverside Dr, $\mathbf{5 7 5}$, $(7: 2001-\mathrm{pt}$ lt 60$) \mathrm{sec}$
135 th, runs e $24.5 \times s 149.11 \times \mathrm{x} 44.4 \times n 27 \mathrm{xw} 59.7 \mathrm{x}$ beg, $6-$ sty bk tnt, with AT as follows:
RIVERSIDE DR, ( $7: 2001-\mathrm{pt}$ lt 60 ) es, 132. Sw 135th, runs s18xe59.7xs18xw- to Drive curity Bank of NY, $1, \mathrm{E}$ 14; mtg $\$ 230,000$

Riverside Dr, S10, see 158 th, 611 W ,
Riverside Dr, es, $\mathbf{1 3 2} .3$ sw $\mathbf{1 3 5 T H}$, see St Nicholas av, $1241-\mathbf{4 9} 1 / 2,(8: 2141-48)$ nw
172 d (No 601$), ~$
$94.6 \times 100^{2}, 6-$ sty bk tnt $\&$ Strs; Louis Rosenberg et al to Reservoir Realty Co, 501 W $172 ; \mathrm{mtg} \$ 147,500$; Dec
${ }^{\prime} 11$; Jan13'12; A $\$ 51,000-160,000$. St Nicholas av, 169, (7:1924-50) ws, 86. 8
119 th, $31.8 \times 140.2 \times 27 \times 123.7,5-$ sty bl tht \& strs, cautionary notice by Arenal Realty

Wadsworth av, $(8: 2167-32)$ ws, 60.2 in Bway xs149.5xean to beg, vacant; re mtg tate Security Co, 42 Bway; QC; Jan12; Jan
$15^{\prime} 12$; A $\$ 96,000-96,000$. Wadsworth av, ( $8: 2167$ ); same prop; agmt as to re of 4 mtgs on above; N Y
Life Ins Co to same; Jan12; Jan15'12. nom Wadsworth av, (8:2167); Same prop
gmt as to re of mtg; Benj Blossom to ame; Jan5; Jan15'1 Wadsworth av, (8:2167) ; same prop; Realty \& Constn Co, 111 W $104 ; \mathrm{mtg} \$ 70$,
$000 \& A L ; ~ J a n 12 ; ~ J a n 15 ' 12 . ~$ Wadsworth av, $(8: 2167)$; same prop;
Welfare Realty \& Constn Co to Alanson P White, 54 Linwood pl, East Orange, NJ
AL; Jan13; Jan15'12.
O C
10 West End av, 54, (4:1153-61) sec 62d, No Krakower to Arthur J J Bendick, Nancy 1168
Bway; B \& S; Jan 16,12 A A $12000-26,000$ West End av, (7:1891-57) swe 106 th (No $300) 50.11 x 100,7$-Sty bk tht; Yorkshire
Realty \& Constn Co, 2875 Bway to Fredk
F J Hen F J Hatcliffe, 136 W $103 ;$ mtg $\$ 120,000 ;$ Jan F West End av (7:1891); Same prop; Fredk mtg $\$ 120,000$; Jan15; Jani6'12. O C \& 100 West End av, 171, (4:1179-34) ws, 50.5
s 68th, $25 \times 100$, 5 -sty bk tnt \& strs; Saverio S 68th, 25x100, 5-sty bk tnt \& Strs; Saverio 1ST av, $346,(3: 952-3)$ es, $46.6 \mathrm{n} 20 \mathrm{th}, 22.6$
$\mathrm{x} 58,4-$ sty bk tht \& Strs; Max Greene et a x58, 4-sty bk tnt \& strs; Max Greene et al
to Leon S Altmayer, 150 W $79 ; 1 / 2$, pt; mtg
$\$ 8,000$ \& AL; Jan 15 '12; A $\$ 8,000-12,000$. 1ST av, 1065, $(5: 1351-23)$ nwc 58 th \& 100 bk str in st, Jno Burckhardt et al heirs \&̌ Jno Burckhardt to Geo Ehret, 1197
Park av; AL; Jan15; Jan16'12; A $\$ 20,000-$
28,000 . 2D av, 123,
100 4-sty bk tnt; (2:43) ws, 50 ne 7 th, 25 x
delaration by Dora Sokolski that she holds above prop as
follows; pt for Dora Sokolski \& other
 253), av, 2047, ${ }^{(6: 1655-21)}$ nwc 105 th (No tiaque Development Co to Paul Gross, 145
E 92: mta $\$ 36,000$; Dec30'11. Jan15, E 92 mtg $\$ 36,000 ;$ Dec30'11; Jan15'12; A
$\$ 16,500-31,500$.
O C \& 100 5TH av, 2040, (6:1723-40) swe 126 th (No
2) $20.10 \times 85,4-$ sty \& b stn dwg; Geo Wad-
dington TRSTE Robt J Turnbull 1st deed dington TRSTE Robt J Turnbull 1st deed
for benefit Kath F Turnbull to N Y Life
Ins \& Trust Co, 52 Wall TRSTE Robt J Ins \& Trust Co, 52 Wall TRSTE Robt J
Turnbull, 1 St for benefit Kath E Turn-
bull; Dec15'11; Jan12'12; A $\$ 27,000-36,000$. 5TH av, 235-7, (3:857-2-3) es, 28 n 27 th $30.8 \times 100,6-$ sty bk office \& str bldg being
erected; Emil B Meyrowitz of Ridgefield NJ to E B Meyrowitz, Inc, a corpn, 104 E
$23 ;$ mtg $\$ 275,000 ;$ Jan $4 ;$ Jan $16{ }^{\prime} 12 ;$ A $\$ 260,-$
$000-276,000$. TTH av, S42-4, $(4: 1026-29-30)$ nwe 54 th
(No 201), $50.5 \times 100,5-$ sty bl tht \& 4 -sty bk tht \& strs \& 3-sty fr rear tnt. Fredk N
Lawrence to Alex H Pincus. 301 W 108
AL; Jan 15 ' 12 ; A $\$ 150,000-163,000$. O C \& 100 7TH av, 2259, see $7 \mathrm{av}, 1840$. 1th av, 1840, (7:1827-32) ws, 67.5 n
111 th . $33.6 \times 100$, $5-$ sty bk tnt \& strs; mtg
$\$ 50,000$ \& AL; A $\$ 29,400-47,000$; also 7 TH就等



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## MISCELLANEOUS CONVEYANCES.

## Borough of Manhattan.

Appointment of trste; Sun Insurance Co to saml T Hubbard of
trste; Dec14'11; Jan12'1z.
Deed of appointment as exr \& trste of Trust Co of NY et al individ \& exrs, \&c, under said will to Ralph Puitzer, Janle,
Jan 16 '12. Deed of appointment as trste under the will \& Codicils of Jos Pulitzer, decd, Geo
L Rives et al individ, exrs, \&e, under said
will to same; Jan11; Jan1612. Exemplified copy will; Annie C or Susan Aeadleston; Mar18'10; Jan15'12. - Whos W Power of atty; Eliz J Webb to Thos W
Butts; Dec6'11; Jan12'12. Power of atty; Helene wife Albrecht Pagenstecher to Albrecht Pagenstecher
Jr, 41 Park Row; Mar13'99; Jan12'12. Power of atty; Chas Sweeny to Frank Power of atty; Herman J Unger to Power of atty;
Carrie Unger, 73 E $90 ;$ Jan $29^{\prime} 10 ;$ Jan13 to 12.

Power of attorney; Jno H Wynn to Eugene Sharum, 1148 ' Bway; Jan13; Jan15 Power of attorney; B Howe Dupignac
to Wm L Clark, of Passaic, NJ; Jan20'10 Jo Wm L L Clark, of Passaic, NJ; Janzo'10

## WILLS

Cherry st, $52,(1: 111-12)$ ns, 56.11 e Roosevel, Hardie Est. Chas W O'Connor, EXR, 19 W Hardie Est; Chas A Donnelly, 20 Vesey ; A
$10 ;$ atty, Nicholas
$\$ 7,000-7,000$; Will or Letter of Adm filed Jan3'12.
Elizabeth st, 241, (2:508-41), ws, 161.5 n
rince, $232 x 90.8,5-$ sty bk tnt \& $3-$ sty bk Prince, 2sexy in rear; 1-6 int; Rosanna Dunne Est; man H Kimmel, 37 Liberty;A $\$ 13,500-20,-$ Elizabeth st, 243, (2:508-40), ws, 184.7 n
Prince, $22 \times 90.3,5-$ sty bk tnt; $1-6$ int; RoPrince, $22 x 90.3$, 5 -sty bk tnt; $1-6$ int; Ro-
sanna Dunne Est; Chas J Dunne EXR, 208 A A A; atty, Herman H Kimmel, 37 Liberty; Filed Dec12'11.
Elizabeth st, 245, (2:508-39), ws, 206.7 Prince, $22 \times 90$, 5-sty bk tnt; $1-6$ int; Ro-
sanna Dunne Est; Chas J Dunne, EXR, sanna Dunne Est; Chas J Dunne, EXR,
208 E 22 ; atty, Herman H Kimmel, 37
Kill or Letter Liberty; A Aty, $\$ 13,00-18,500$;
of Adm Filed Dec1211.
spring st, 189, (2:503-42) ns, 82.9 e Sullivan, $17 x 64,3-s t y$ bk bldg; Martin Goerl Amend \& Amend, 119 Nassau; A\$8,500-10,-
500 ; Will or Letter of Adm filed Nov 21 '11.
 in rear; Sarah Roth Est; Louis Taub, EXR.
282 E 3 ; atty, Adolph Stern, 80 Av C; A
$\$ 14,000-20,000$; Will or Letter of Adm filed


21ST st, 135 E, (3:877-30), ns. 162 e Lex av, $27 \times 98.9$, $41 / 2$-sty bk tnt; Mary Crook
Hoffman Est; Wm H Harrison ExR, 140 W 57 ; atty, Paul $R$ Towne, 258 Bway; A
$\$ 32,500-45,000 ;$ Will or Letter of Adm Filed

22D st, 208 E $(3: 902-52)$, ss, 122 e 3 av,
$25 \times 998.9,3-$ sty bk tnt \& $\&$-sty bk tht in
rear; 1-6 int. Rosanna Dunne Est; Chas rear; 1-6 int; Rosanna Dunne Est; Chas Kimmel, 37 Liberty; A\$12,500-15,000
26TH st, 15-7 W, (3:828-22) ns, 114.7 F Bway, Harnett Est; Henry W Donald, EXR, Good Ground, NY, attys, Stoddard \& Mark, 135 37TH st, 333 w, ( $3: 761-16$ ) , ns, 400 w 8 av, $25 x 98.9$ M-sty bk tnt; Mary Miller
Est; Chas J Miller EXR, 244 E $23 ;$ atty,
Theo Baumeister, 35 Nassau; A\$11,500Theo Baumeister, 35 Nassau; A\$i1,500-
 11 av,
Delaney Est; Hannah M Gleason, EXTRX,
336 W 56 ; attys, Olcott Gruber, Bonynge
\& McManus, 170 Bway; A $\$ 4,500-7,000$; Will \& McManus, 170 Bway; A $\$ 4,500$
or Letter of Adm filed Dec6'11.
58TH st, E, swe 2 av, see 2 av, 1101.
 Fannie Robins Est; Francis F Robins
EXR, 771 Mad av; attys, Theall \& Beam,
45 Wall; A $\$ 5,500-10,500$; Will or Letter of 45 Wall; A $\$ 5,500-10$

Fannie Robins Est; Francis F Robins,
EXR, 771 Mad av; attys, Theall \& Beam,
45 Wall; A $\$ 5,500-10,500$; Will or Letter
EXR.
45 Wall; A $\$ 5,500-10,500$;
of Adm Filed Dec $20^{\prime} 11$.

79TH st, $120 \mathrm{~W},(4: 1150-41) \mathrm{Ss}, 194 \mathrm{w} \mathrm{Col}$ Est; Fred P Wilcox EXR, 59 W 85; attys, $\$ 17,000-31,000$; Will or Letter of Adm filed S4TH

STHH st E, nee Lex av, see Lex av, 1241-9
 Jno F Doyle Est; Jno F Doyle, Jr, EXR, Menken \& Griscom, 52 Wm ; A $\$ 13,500-28,-$ STTH st. 345 WV. (4:1249-13) ns, 197 e Riverside Dr, 20x100.8, 4-sty bk tnt; Kath
I D Harnett Est; Henry W Donald, EXR,
Gion Ground, NY; attys, Stoddard \& Mark, Good Ground, NY; attys, Stoddard \& Mark,
135 Bway ; $\$ 12,000-32,000$; Will or Letter
of Adm filed Dec26'11. 92D st, 25 w (4:1206-201/2), ns, $\mathbf{2 9 5} \mathbf{w}$
Ctntral Pk W, 20x100.8, 3-sty bk dwg; Ctntral Pk W, 20x100.8, 3-sty bk dwg; sleeve, EXR, 152 No Waller av, Chicago,
Ill; attys. Chas $\&$ W W Buckley, 141
Bway; A $\$ 11,000-16,000$; Will or Letter of Bway; A $\$ 11,000-16,0$
Adm filed Jan2'12.
108TH st, $\mathbf{3 1 9} \mathbf{W}$, ( $7: 1893-111 / 2$ ) ns, 118 Wau Est; Clara N Rau EXTRX, 319 W 108 ; Rau Est; Clara N
attys, Steinard \&oldman, 111 Bway; A
$\$ 12,900-34,000$; Will or Letter of Adm filed Dec29'11.
122D st, 145 W, $(7: 1907-12) \mathrm{ns}, 255$ e 7
v, $20 \times 100.11,3$-sty bk tnt; Marion B Mills Est; Benj F Mills EXR, 145 W 122 ; attys, or Letter of Adm filed Jan2'12.
$\mathbf{1 2 7 T H}$ st $\mathbf{w}$, nee $\mathbf{7}$ av, see 7 av, nec 127 127TH st, 37 W, ( $6: 1725-201 / 2$ ) ns, 162.9 w lauer Est; Sarah Breslauer, EXR, 37 W $127 ;$ attys, Mark Moses, 8 E 127 , \& Edw E
Isaacs, 27 Wm ; A $\$ 9,000-14,500$; Will or Lsaacs, ${ }_{\text {Letter }}^{27} \mathrm{Adm}$ Filed Dec11'11.
$\mathbf{1 2 7 T H}$ st, $\mathbf{1 5} \underset{2}{\mathbf{E}, \quad(6: 1752-8)} \mathrm{ns}, 193.4$ e
$16.8 \times 99.11,212-$ sty fr dwg; Annie Nel av, 16.8x99.11, ${ }^{21 / 2-s t y}$ fr dwg; Annie Nel $461 \mathrm{E} 140 ;$ atty, Uriah W Tompkins; A
$\$ 7,000-9,000$; Will or Letter of Adm Filed
136TH st W, nwe STF av, see $\delta$ av, 2543.
147TH st W, nwe $S$ av, see 8 av, 2771
 84th, $36.7 \times 102.2,{ }^{6}$ 2-sty bk dwgs; Kath
D Harnett Est: Henry W Donald, EXR Good Ground, NY; attys, Stodaard \& Mark 135 Bway; A $\$ 46,000-53,000$; Will or Lette of Adm filed Dec26'11
$\underset{\text { Park av, 1215, (5:1523-70) es, } 20.8 \mathrm{~s} 95 \mathrm{th} \text {, }}{\text { Par }}$ 20x69, 3 -sty bk tnt; Henrietta Steinf Steinfelder, EXR, 1215 Park av attys, Stroock \& Stroock, 30 Broad; A \$13,-
$000-15,500$; Will or Let:er of Adm Filed Dec18'11.
St Nicholas av, $\boldsymbol{7 1 0}$, ( $7: 2053-77$ ) es, 146 n
145 th, $21 \times 110$, 4-sty bk tnt; Calixto Lopez Est; Eugenio Lopez EXR Montclair N8,400-18,000; Will or Letter of Adm filed
Jan12'12 Jan12'12
West End av, s29, ( $7: 1889-20$ ) ws, 56 n
00 th, $48.10 \times 100$, 7 -Sty bk tnt; Fanny Levy 100th, $48.10 \times 100,7-$ sty bk tnt; Fanny Levy attys, Wahl \& Kringel, 220 Bway; A\$40,-
$000-100,000$; Will or Letter of Adm Filed Dec18'11.
20 av, 1099, (5:1331-27) ws, 20.5 S 58 th,
$20 \times 60$, 4-sty bk tnt; Albt Iden Est; Minnie Iden, EXTRX, 432 St Nich av; attys, Jno H Iden, ${ }^{228} \mathrm{~W}$ 136, \& Robe \& Keller, 258 Adm Filed Nov11'11.
2D av, 1101, (5:1331-28) swe 58th, 20.5x Iden, EXTRX, 432 St Nich av; atty, Jno H Iden, 228 W 126, \& Robe \& Keller, 258 Bway; A\$14,000-21,
3D av, 1007, (5:1414-46) es, 25.1 s 60th, 19.3x105, 3-sty bk tnt; Theo A Kohn Est; attys, Kurzman \& Frankenheimer, 25 Broad; A\$19,000-21,000
Adm Filed Dec $20^{\prime} 11$.
7TH av, 2143-5, (7:1912-1) nee 127 th , hardt Est; Rena Steinhardt EXTRX. 21457 av; attys, Wetmore \& Jenner, 34 Pine; A
$\$ 45,000-75,000$; Will or Letter of Adm filed $\$ 45,000-75,000$; Will or Letter of Adm filed
Jant'12.
7TH av, 2147-9, $(7: 1912-2)$ es, 39.10 n
127 th, $39.5 \times 100,5$-sty bk tnt; Emilie Steinhardt Est; Rena Steinhardt EXTRX, 21457 av; attys; Wetmore \& Jenner, 34 ldm filed Jan4'12.
 hardt Est; Rena Steinhardt EXTRX, 21457 av; attys, Wetmore \& Jenner, 34 Pine; A
$\$ 15,500-23,000$; Will or Letter of Adm filed
STH av, 2543, (7:1960-44) nwe 136th, 25x
S5, $5-$ sty bk tnt Albt Iden Est; Minnie S5, 5-sty bk tht AR, EXTR, 432 St Nicin av ; attys, Jno H Iden, 22 S W, 126 , \& Robe \& Keller, 258 Adm Filed Nov11'11

STH av, 2771 (7:2045-49) nwe 147th, 25 x75. 5-sty bk tnt; Stephen Moorhouse Est
Stephen M Moorhouse EXR Milbourne, NJ atty, Jos H Secour, Jr, 120 Bway; A $\$ 11$,
$000-24,000$; Will or Letter of Adm Filed
Dec 22,11 . Dec22'11

## CONVEYANCES.

## Borough of the Bronx.

[^7]Beck st, ( $10: 2711$ ) ws, 115 n Intervale av, $79.11 \times 100 \times 23 \times 115$, vacant; re mtg; Lawyers Title Ins \& Trust Co to Henry Mor-
genthau Co, 165 Bway; Jan12; Jani6'12.
Beck st, $(10: 2711)$, ws, 115 n Intervale denthau Co to Absar Realty Co 919 Fox genthau Co to Absar Realty Co, 919 Fox;
Barretto st, $(10: 2767,2774$ \& 2775$)$, ws,
82 s Oak Point av, $25 \times 100$, vacant; East Bay Land \& Impt Co to Mary K Meyers,
822 Manida; Jan 12 ; Jan16'12. O C \& 100 Bronx pl (*) ns, 425.4 e White Plains rd 4579 White Plains rd; mtg $\$ 3,000$ \& AL Chisholm st, 1295, see Freeman, 852
Freeman st, 852, ( $11: 2970$ ) swe Chisholm (No 1295), $24 \times 75,3$-sty ${ }^{\mathrm{fr}} \mathrm{tnt}$ \& Str: Ma-
thilde Plundeke to Cath Minne, 922 Fores av; mtg $\$ 11,000$ \& AL; Jan16'12. nom Ferris pl, sec Westchester av, see West-
Freeman st, S71, see Stebbins av, 1318. Freeman st, $\mathbf{8 7 5},(11: 2965) \mathrm{ns}, 80$ e Steb bins av, $20 \times 66.4 \times 24.7 \times 64.10$, vacant; re mtg
Chas T Dotter to Geo F Weston, 415 W 118: Jan13; Jan15'12. Graham sog, es, abt 575 n Lavirence av Hobart st (*),
 Hoffman st, 2383( $11: 3054$ ) ws, 145.5 dwa, $d a m$, except ref to Hebrew tual, Benefit, Society, 160 W $82 ;$ FORE
CLOS, Dec27'11; Jan15; Jan16'12. $\mathbf{3 , 0 0 0}$

## Jennings st, nee Minford pl, see Minfor

Kingsbridge ter or Nathalie av ( $12: 3256$ ) Ws, 289.9 n el N Reed, $250.3 \times 120.1 \times 250.4 \times 118.1$, vacant; Herman Tuckman to Lazarus Kingsbridge Ter, late Boston av, (12:97.6 to ws Armond pl xsw $25 \times n w 97.4$ to av xne 25 to beg, 2 -sty fr dwg; Frank Danahy to Mathew Danahy, 5189 Kelly st, s31-5, ( $10: 2702$ ) ws, 186 n Longchanics lien; Anton \& Ludwig Larsen et al to Kellwood Realty Co, 815 Hunts Point Mianna st, ns, 58 e Oakiey, see Brown es, 50 n Sag
Mianna st, ns, 29 wiv Brown av, see Brown
Minford pl, 141s, (11:2977) nec Jennings, rey Constn Co to Leonard Weill, 76 W W rey Constn co to Leon; Jan16'12. nom Minford pl, 1418; Leonard Weill to Edw Rafter, 43 W S6; mtg $\$ 28,000$; Jan15; Jan
16 O 12 . 100 Manida st, 701, $(10: 2768)$ sec Spofford av (No. $16.3 \times 42.2$, vacant; Walter J M DonoY; B \&S; Jan 16'12. a C \& 100 Macy pl, 873, (10:2688 \& 2695$) \mathrm{ns}, 75 \mathrm{w}$
2 Hewitt pl, $25 \times 100,2$-sty ble dwg; Marga-
retha Schadt to Henry F Sefadt, 873 Macy pl; $1 / 2 \mathrm{pt}$; AT; mtg $\$ 6,000$; Jan 15 ; Jan16'12.
North st, nwe Jerome av, see Jerome av 2345.

Paim st, swe Baychester av, see BayWhittier st, $(10: 2759 \& 2762)$ ws, 160 n Chas $G$ Lohman to Winona C Schoefer, 1975 Mapes av; mtg $\$ 1,800 ;$ Jan13; Jan16
 press av, 18x103.8, 2-sty \& b bk dwg
Harry D Gareiss to Edith D Gareiss his
wife, 331 W 206 ; Dec20'11; Jan13'12. nom 136TH st, $339 \mathbf{E}$, $(\underset{2}{(9: 2299)}$ ns, 64.5 e Alex Mooring to Emma L Mooring, both at E . 136 ; B\&S \& C a G ; Dec30'11; Jan17 12

137 TH st, $370 \mathrm{E},(9: 2299) \mathrm{ss}, 206.6 \mathrm{w}$ Willis av, $25 x 100,5-$ sty bk tnt; Heber Smith
ref to Henry Hall, 436
E 6 ; FORECLOS Jan10; Jan11; Jan12'12. $\mathbf{2 , 0 0 0}$ over \& above $\mathbf{m t g}$ for 14,500 $\mathbf{1 3 S T H}$ st, $\mathbf{6 7 0} \mathbf{E}$, see 7 av, 1840, Man $138 T H$ st, 635 (on map $\mathbf{6 3 1}$ E) see 7 av 13STH st, 683-91 E, $(10: 2567) \mathrm{ns}, 120$ e strs; Port Morris Realty \& Constn Co to Harry Goodstein Realty Co, 160 Bway mtg $\$ 137,000$ \& AL; Jan10; Jan17'12. \& 100
140TH st, $\mathbf{5 7 6} \mathbf{E ,}(10: 2551)$ ss, 127.9 e St Sowdon to Timothy Doorley, 1986 Anthony

142D st, 797 E , see So Blvd, nwe, 142
143 D st, 271 E , see Morris av, 384-98.
144 TH st E , sec Morris av, see Morris
$1515 T$ st E, nwe Union av, see Union av
619.7TH st, $\mathbf{3 7 3 - 7}$ E. $(9: 2404)$ nes, 200 e Courtlandt av, 49.7x100, 3-sty bk dwg E E Sty \& D ${ }^{\text {fr }}$ Muth, 425 E 162 ; mtg $\$ 12,000$; Jan 15 ; Jan
$16^{\prime} 12$. 162D st, 425 E, ( $9: 2384$ ) ns, 233.9 e Mel rose av, $37.6 \times 100,6-$ sty bk tnt; Jno Muth to John J Fellner, 430 E $155 ; \mathrm{mtg} \$ 35,000$
Jan10; Jan16'12.
nom

162D st, $\mathbf{4 2 5}$ E ${ }^{(9: 2384)}$ ns, 233.9 e Mel Fellner to Benj Benenson, 407 E
$\$ 39,000$; Jan15; Jan17'12.
C 162D st E, $(9: 2460)$ ss, 100 w . Sheridan

 tht \& strs; Robt R Moorehead to Wells Holding Co, $159 \mathrm{~W} 125 ; \mathrm{mtg} \$ 30,000 ;$ Jan
$13 ;$ Jan15 12.
O $\& 100$
 b fr dwes; Hyman H Oltz to Abram Zuck-
er, 60 W 115 ; AL; Dec30'11; Jan16'12. nom

 Downey to Jno P Timon, 441 E 165; mt
166TH st, S15 E, see Union av, 1094.
167TH st E, (10:2716) ses, 94.1, sw Tiffany Lillian \& Louis Simon, Annie Richman Minnie Horowitz, Yetta Cohen, Esther Berste
$17^{\prime} 12$.
Union st, S02 E, ( $10: 2681$ ) sws, at ses Union av, $89 \times 21 \times 96.10 \times 59.2$ to beg, 6 -sty Emilie his wife, 334 W 46 ; mtg $\$ 38,000$
171ST st, 441 E, see Park av, 3800-4.

$1715 T$ st or Drainage st, nwe Boone av
171ST st, 441 E, see Park av, $3800-4$
171ST st E, (*) ws, 156.8 s, Gleason av, S Gleason av, $36.4 \times-x 81.2$, gore; Wm AL; Jan16; Jan17'12
$\mathbf{1 7 2 D}$ st E, ( $11: 2981$ ) ss, 60.11 w Hoe av runs w39xs25xne- to beg, gore, vacant Adena, M Harrington, 1478 Vyse av; Jan16; 500 172D st E, ( $11: 2981$ ); same prop; Eman-
el Arnstein et al, EXRS Leopold Hutter uel Arnstein et al, EXRS Leopold Hutter
to same; Jan12; Jan18'12. 173D st E, ws, 122 s Westchester av, see 17
174 TH st, 465 E, see Washington av
174TH st E, (*) es, 113.10 s Westchester Mu $25 \times 100$; Aaron W Tallman et al to Jno
$\mathbf{1 7 4 T H}$ st E, (*) es, 113.10 s Westchester av, $25 \times 100 ;$ Jno Muller to Louise H
$\mathbf{1 7 4 T H}$ st E. (*) ws, 431.8 s Glea \& 100 TRSTE Jos J Gleason to Matthew Wkly as Gaudio, 401 E Tremont av; Dec12'11; Jan
17'12. 175TH st E, (*) ws, 200 n Story ay, 100x 100; Eliz Dietrich to Louisa W Hauss-
 mann, 2246 Webster av; Jan18, 12.
175TH st E, (*) ws, 106.8 s Watson av, being lots 890 ; also lots 956,957 , 984, 985 ,
1122,1130 to 1134 \& 1140 , map Gleson prop; Peoples Trust Co of Bklyn as Properties Co, 2005 av; Dec11'11; Jan16
176TH
st, $229 ~ E, ~(11: 2802) ~ n s, ~$
Hope
av (Monroe av), runs e Mt Hope av (Monroe av, runs n- to former
cl of Morris xse xs 92.5 to 176 th xw13.2 to
beg; pt 4-sty bk tnt beg; pt 4-sty bk tnt; re mtg; Roman gen, 130 W 180; QC; Dec19'11; Jan18'12. 1,500
176THH st w, nee Davidson av, see Grand
av, ws, 128.3 STemont av. 176TH st
Grand av, ws, 128.3 ne De Dremont av.
176 TH st $\mathbf{w}$, nee Grand av, see Grand
177 TH st w , sec Davidso
, Ws, 177 TH
st
$\mathrm{v}, \mathrm{ws}, 128.3$ swe Davidso
Tremont av.
${ }^{177 T H}$ st $\mathbf{w}$, sec Grand av, see Grand av, $\mathbf{1 7 7 T H}$ st
 1015, $1129,121,1126$ to 1128,1227 \& 1240
 thew W Del Gaudio, 401 E Tremont av; $\mathbf{1 , 5 0 6 . 2 5} \mathbf{D} \mathbf{~ D e c 1 1 ' 1 1 ; ~ J a n ~} 17^{\prime} 12$. 179TH st, $\mathbf{6 1 4}$ E. ( $11: 3068$ ) SS, abt 115 w . Geo B Lowerre to Mary Thatcher, 614 E
183D st E, nwe Morris av, see Morris
183 D st ${ }^{\text {E }}$, nwe Morris av, see Morris
184TH st, E, nwe so Bivd, see So Blvd,

 from es Nwellie M, Bancroft to Augusta, C Jan18'12.
191ST st E, ss, 100 w Hoffman, see Pel-

203 D st E, swe Hall av, see 203d E, sec
203D st E, (*) sec Post av, runs e e 200 to Hall av xsw $100 \times w 100 x s 50 x e 100$ to Hall
av, xsi01 to rd to Westenester, xnw 20.11 to Jno Knewitz, 3537 Weg Whett av; mtg $\$ 3,-$ 206TH st, 331 . E, $(12: 3342)$ ns, 89.11 w
Perry av, $25 \times 100$; Caroline Gareiss to Edith D, Gareiss, 331, W 206; mtg $\$ 6,500$; Dec
 rice Tuoti, 1538 Walton av; Jans; Jan15
217 TH st E, (*) from White Plains av pointiney st or ay; petition \& order ap pointing Maurice S Cohen, Frank A Spen-
cer, Jr, \& Philip Emrich as CoMRS of estimate
Jan15'12. 220TH st E, (*) ns, 180 w White Plains av
$50 \mathrm{xl14}$ : Mary A Hallock to Chas H \& W nom
10966; Andrea (*) ns, 188 e Paulding av, 75 Xlo9.6; Andrea Russo to Erminia Russo Jan18'12.
235TH st, 511-3 E, see Verio av, 4270-8 236TH st E, nwe White
240 TH st, (*) nec Carpenter av, $50 \times 100$ Washingtonville; certf of payment of $\$ 1$, ,
000 to Wilhelm Keller out of loan of $\$ 1$, 500 , borrowed from Eastchester Saving 621 E 240 as EXTRX Fredericke Keller dect, her mother, to whom it may con-

240TH st E, (*) nec Carpenter av, $50 \times 100$ tilda K May, 621 E 240 ; QC; Jan 15; Jan tilda K May, 621 E 240; QC; Jan 15; Jan
$16{ }^{\prime} 12$.
Aqueduct av, (11:3213) es, from ns Fordherection of to ss 188th; agmt permitting on above; Fredk W Devoe, 59 Park av,
with Gaines-Roberts Co, 850 St Nichola with Gaines-Roberts Co, 850 St Nicholas
av; Jan16'12.

Anderson av, 974, (9:2504) es, 589 n Je-Kemp-Jones Realty Co to David Ander son, 1671 Nelson av; mtg $\$ 21,000$; Dec15 12 (?) probably meant for Jan15'12; Jan
 av xn126.8xe2s.1 to beg; deed of cession Jan15'12.

Aqueduct av $(11: 3209)$; same prop remtg; Emma, McA Lawrence to same,
 ns, 58 e Oakley, $58 \times 54 \times 50 \times 85$; also VIR 50x101.3; also 173 D , $\mathrm{ST}^{()^{2}}{ }^{(*)}$ ws, 122 s West chester av, 25x100; also TAYLOR AV, (*) vey Bros Co' ${ }^{1}{ }^{1}$.
Jan12; Jan15'12. Bainbridge av, sec Mosholu Parkway S,

Boston rd, 984, see 164 th, 581 E.
Brown av, ws, 66.2 n Mianna, see Brown Brown av, (*) es, 134.10 n Mianna, 50 100 , Van Nest, except part for White
Plains av; also BROWN AV, (*) ws, 66.2 n Mianna, $50 \times 100$; Geo Schwacke to Gar
vey Brothers Co, Inc., 1911 White Plains Jan16'12. O C \& 100 Bryant av, 1487, (11:2995) ws, 245 s 172 d ,
$0 \times 100$, 3 -sty bk dwg; Andw A Milne to Mathilda Plundeke, 1295 Chisholm; mtg 10,000; Jan16'12
Baychester av, swe Palm, see Bayches
Boone av, (11:3008) nwe 171 st or Drain-
ge, $40 \times 100$, vacant; also WEST FARMS RD, 1481 , late rd from West Farms to
Hunts Point, $(11: 3013$ ) old ws, abt 150 s 172 d ; also at s 1 land Nathan Hulet, $27 \times 90 \mathrm{x}$ 25x100, except pt for West Farms rd. 1-sty
fr dw 'Viau Land Co to Juliette F Potter,
115 'W $129 ;$ mtg $\$ 5,700 ;$ Jan12'12. Baychester av, (*) swe Troy av, 299.11 x 83.1 to es Palm x300 to Troy av x67.7 to
beg; also PLOT, begins at w prolongation of line bet lots 343 \& 352 map Arden prop \& 25 . W Palm, runs n325xe92.7 to ws Baychester av xs25 to ss Troy av xw67.7 to es beg: Frank V Taylor to Wm E Young, 59 Bassford av, 2248, (11:3050) es, 194.1 n 182d, $35 \times 73.10 \times 35 \times 72.9$, 4 -sty bk tnt; Jno
Drakard to Eliz B Hotaling, 65 W 127 ;
mtg $\$ 19,500$; Jan 15 ; Jan18'12. Bryant av, 906,
rison av,
$20 \times 100$,
$2-$-sty bk
dwg; Mr, rison av, $20 \times 100,2-$ sty bk dwg; M, Mrtin ster, 418 E 148; mtg $\$ 5,500$; Jan13: Jan18 Cypress av, 232, see 7 av, 1840 , ManClinton av, nws, at sws Tremont av, see

Carpenter av, nee 240th, see 240 th, nec
Creston av, (11:3166) nec 188 th formerly 189th, $54 \times 137.1 \times 83 \times 168.1$, vacant: Fredk A
Wurzach to Henry F Keil, 2525 Creston
av; AL; Dec5'11; Jan12'12. O C \& 100
Castle Hill av, sec Westchester av, see
Westchester av, sec Castle Hill av.

Commonvealth av, see Tremont av, see Castle Hill av, nwe Newbold av, see

Davidson av, nee 176TH, see Grand av, Davidson av, see 17\%TH, see Grand av, Davidson av, swe $\mathbf{1 7 \%} \mathbf{T H}$, see Grand av, Davidson av, nwe 176TH, see Grand av,
Ellsworth av, (*), ws, 200 s Baisley av, Heimler, 703 Prospect av; AL; Jan12; Jan

Elton av, 683; asn all interest $1-6 \mathrm{pt}$ in estate as above; Aug Messerschmitt to his brother, Chas Messerschmitt, both at 423
E 154; Jan11; Jan16'12. Elton av, 683, $(9: 2375) \mathrm{ws}$, abt 30 s 154 th asn all interest $1-6 \mathrm{pt}$ in estate of Josephine Messerschmitt, decd, Christina
Fendel, at Rose Bank, Si, to Chas Messerschmitt et al, her brothers \& sisters,
all at 432 E 154 ; Jan2; Jan16'12. $\mathbf{1 , 3 0 0}$

Eastchester rd, (*) es, abt 605 s SaraAntonio Villano decd to Concetta Villano
his wife, 218 E 150 ; Jan12; Jan13'12. nom
Forest av, 922, $(10: 2658)$ es, 79.5 s 163 d Mathilda Plundeke, 1295 ; Chishom; Mine to \$3,500; Jan16'12
Grace av, nee Westchester av, see West Grand Blvd \& Concourse, 2011-3, (11:107.8 , 3 -sty bk dwg \& vacant; Ernest Wenigmann to Christine Wenigmann his Wife, ${ }^{2013}$ Grand Blvd \& Concourse; mts
$\$ 11,000$ \& AL; Dec23'11; Jan12'12. Grand av, (11:2867) ws, 128.3 s Tremon av, $192.10 \times 83.2 \times 193 \times 75$, vacant; GRAND a to ss Gra av, vacant; also 177 TH ST sec Davidson ay runs s along av, 672.11 to ns 176 th , xe
$103.3 \times n 669.11$ to ss 177 th, xw66.11 to beg, vacant; Leo M \& Lillian R Klein to Barn
thal Realty Co, 149 Bway; Jan10; Jan1 Grand av, ete, ( $11: 2861$, '2862 \& 2867 ) Same prop; Tremont Grand Co to Leo M Klein, Saml Jackson \& Henry P Gibney as
directors to same; May25'11; Jan13'12 Grand av, sec $17 \boldsymbol{T} \mathbf{T H}$, see Grand av, ws, Grand av, nec 176TH, see Grand av, ws Gixiord av, ns, $555 . S$ e Balcom av, see Gifford av, ns, 430.8 e Balcom av, see 8 e Balcom av, $50 x$ FORD AV (*) Westchester; also GIF $100.5 \times 50 \times 100.2$; also GIFFORD AV, (*) ns, 430.8 e Balcom av, $75 \times 100$; re mtg; Rob
Miller to Jno $R$ Peterson; Oct31'06; Jan1 Jom Gleason av, (*) ss, 540 e Pugsley av, 35.8 to Tremont av x75.1x177.4 to Powell av x
$100 \times 216.2$, Unionport; Cecilbert Realty Co
to Hugo H Ohmeis, $57 \mathrm{E} 123 ;$ mtg $\$ 8,500$;

Hoe av, $(10: 2742$ \& 2746) from Aldus to Whitlock av; petition or order appointing Herbert A St George, 41 Park Row, as commrs of estimate \& assessment; Jan15 Hall av, nwe rd to Westchester, see 203 d Hall av, swe 203d, see 203 d E, S e $c$ Harrod av, nee Ludlow av, see Ludlow Hull av, 3072, $(12: 3332)$ es, 225 s 204 th vacant; Marianna wife Wm Marshall to
Wm Marshall, 3072 Hull av; AT; B\&S; Jan Intervale av, 006 , ( $10: 2704$ ) es, 123.11 s
165 th, $37.6 \times 100,5-$ sty bk tht \& strs; Tully Constn Co to Frank Eberhart, 325 E 87
$\mathrm{mtg} \$ 32,000 ;$ Jan15'12.
O C $100^{\circ}$ Jerome av, 2345, (11:3198) nwc North, 18
$\times 79.11,3-$ sty blk dwg \& Str; Margt J Ellis to Chas H Potter, 273 W 131 ; mtg $\$ 14,000$ Lafontaine av, 2009, (11:3061) ws, 75 r than to Clara J Nathan his wife, 545 W Ludlow av, (*) ss, 225 e Havemeyer av, $25 \times 100$, Unionport; Lillian C Kelley to
Bartholomew Roceo, 1129 E 167 ; Dec22,11; Longfellow av, ( $11: 3008$ ) es, 100 s 172 d , to Viau Land Co, 146 Nassau; Jan5; Jan to' 12 .
 156 th, $25 \times 100,{ }^{2}$-sty bk dwg; Richd Kohl-
mann to Richd Plichner, 758 Beck; AL; mann to Richd Plichner, 758 Beck; AL:
Feb4'11; Jan16'12.
O C $\& 100$ Lyon av ( $\%$ ns, so w Parker av, $25 \times 100$,
Westchester; Geo Costar to Minnie Smith, Morris av, 384-98,
$(9: 2324)$ S C \& 144 th,
Sec
 Patk Dempsey, 443 Willis av; B \& S; AL;
Jan15; Jan17'í.

Morris av, nwe 183d, see Morris av, 2355. Morris av, 2355, (11:3183) ws, 71 s 184 th ,
 x106.9x147x108.2, 2 2-sty fr dwgs \& vaM Moore at nec Aqueduct av \& $190 ; \mathrm{mtg}$
$\$ 27,500 ;$ Jan15; Jan16'12. Morris nv,
$106.9 \times 147 \times 108,2,2183)$
2
 Mosholu Parkway S, $(12: 3299) \mathrm{sec}$ BainFrank Eberrart to Tully Constn Co, 953 Morris av, $(9: 2333)$ ws, 36.9 n 139th, a
strip, runs $n 6.4 \times s w 42.1$ to ns 139 th xeo. 9 x se36.3 to beg.; Farmers Loan \& Trust Co ne36. to beg; Farmers Loan
as TRSTE Jno Demarest to F
1018 E 163; Jan9; Jan15'12.
Newbold av, (*) Ss, 230 e Pugsley av, 75
Cos, Unionport:
Geo
Costar to Edwin Jones, 2210 Ellis av; mtg $\$ 19,500$; Jan15 12 .
Newbold av, (*) nwe of an old rd or av Castle Hill av xs- to ns Newbold av xe21 to beg, Unionport; Mary M Menning to
Jennie E Brolles, $872 \mathrm{E} 182 ; \mathrm{mtg} \$ 3,000$; Jan4; Jan12'12. nom
 Anderson to Kemp-Jones Realty
Ogden av; mitg $\$ 7,500$; Jan15 12 .

Olmstead av (Jefferson st), (*) Ces, abt 10 n Unionport rd, runs e100xn155 to ss
Starling (Railroad) av xw50xs $105 \times w 50$ to es Olmstead av xs50 to Deg; re mtg; Jas
Carney to Starling Realty Co, 1 W 34; Jan Oneida av, $(12: 3365) \mathrm{ws}, 100 \mathrm{~s} 235 \mathrm{th}, 50$
 Oneida av, (12:3365); same prop; Adieno
Constn Co to same; QC; AL; Jan§; Jan12 ${ }^{12 .}$ Park av, 3414, (9:2388) es, 76.9 s Gouvereur pl $20.5 \times 104.6 \times 20 \times 99.9,4$-sty bk tnt Eliz Schwarzler to Emma Schnack, 3414 Pelham av, 557-9 (Union av), ( $12: 3273$ )
 gerona E Rice (Powell) et al to Nathan Pelham av, 557-9; Stephen C Powell to Pelham av, 557-9; Florence Powell et al
nom Prospect av, 2354, (11:3114) es, 562.6 n n
$183 \mathrm{~d}, 18.9 \mathrm{x} 93.4,2$-sty bk dwg; Jeṇnie Kind
 Park av, 3800-4, (11:2903) nec 171 st (No
$441) 50 \times 50$, vacant; Frances Lagana to RoSaria Lagana, 1604 Purdy; mtg $\$ \$, 000 ;$ Apr
28'11; (re-recorded from Jan'12) Jan17 12. Post nom e, sect av, nee rost av. Post av sec 203d, see 203 d E, sec Post av.
Post av (*) Ws, $100 \mathrm{n} 205 \mathrm{th}, 100 \mathrm{x} 100$; re monstn Co, cor 205th \& Barnes av; Jan4; Jan 15'12.
Park av, 3800-4, (11:2903) nec 171st (No Taxpayers, vacant; Concourse Bldg Co to Taxpayers Realty Co, 1203 Frankli
mtg $\$ 4,000$ \& AL; Jan17; Jan18'12.
Powell av, ns,
540
e Pugsley av,
ate Prospect av,
$66 \times 150$ vacant;
(11:3110) ses
Carrie
Popp et al Jno W Popp to Frank C Van, Tassel, Jr,

Rider av. 3 34, $(9: 2334)$ es, 113.2 s 142 d, 28.3x43.10x25x57, also INTERIOR STRIP, aufmann to Ella
 Road to Westchester, nec Post av, see
203 d E, sec Post av. Road to Westchester, nwe Hall av, see Southern Blva, 359, ( $10: 2575$ ) nwe 142d
No 797 ) 30.10 to sws Port Morris Branch R R, x96.1xi2.11x81.10, 5-sty bk tht \& strs:
 Sheridan av, (9:2456 \& 2452) es, 300 n menger to Marie
2066 Newbold avohmenger his wife,
mtg $\$ 1,200$ \& AL; Jan 12; Jan13'12.
Southern Blvd.
(11:3113) O C \& \& 100 37.111115x37.6x120.11, vacant; Augustus
Gareiss to Gustave Frey, 898 Irvine; Dee Gareiss to Gustave Frey, 898 Irvine; Dec
$20^{\prime} 11$; Jannl3'12. Southern Blvd, (11.3113), Same prop;
Gustave Frey to Augustus Gareiss \& Barbara his wife, 302 Mosholu Pkway S; B\&S;
Dec20'11; Jan13'12. Starling av, ss, 50 e olmstead av, som
Olmstead av, es, abt 110 n Unionport rd. Stebbins av, 1318, (11:2965) es, at nes
Freeman (No 871) runs n87.5xs124.8×5116.5 to ns Freeman xw113.1 to an angle \&nw along nes Freeman 25.2 to beg, exept pt
for Freeman, vacant: Jacob Hirsh et al to
Geo F Weston, 415 W . 118 ; AL; Jan12; Jan

Spofford av, 1260, see Manida, 701. Steuben av, (12:3327) c 1180 n from $\mathrm{c}^{\mathrm{c}} 1$
210 th, runs w130xn50xe130 to c 1 of av x S50 to beg, except part for av, vacant; also
STEUBEN AV (12:3327) e 1, 130 n of c
210 th, runs wionn cept part for av, pt 3 -sty fr dwg. also
STEUBEN AV, $3411{ }_{(12: 3327)}$ e $1,155 \mathrm{n}$ of cl $210 t \mathrm{th}$, runs wi30xn25xel30xs25 to beg,
 FORECLOSED \& drawn; Jan15; Jan16 ${ }^{2}, 000$
 Otto H Albanesius to Paul F Stohn at Jersey City,
Jan17'12. Southern blvd, 1094, (10:2744) es. 205 s Constn Co to Kellwood Realty Co, 815 Hunts Point av: QC \& correction deed;
AL; Jan15; Jan1r'12. Southern blvd, 1094, Kellwood Realty Co
Chas Lev, 1178 Clay av; mtg $\$ 34,000$ \& to Chas Ley, 1178, clay av; mtg $\$ 34,000$ nom Theriot av, (*) es, 100 s Ludlow av, 200x 100; Raymond Page to M M Michelo, Inc,
a corpn, 220 Bway; Jan13; Jan17'12.
nom
 str; Louise T Ramsteck et al, heirs, \&c,

Troy av, swe Baychester av, see Bay-
Trinity av, $823-7,(10: 2630) \mathrm{ws}, 46 \mathrm{~s}$ $\begin{array}{ll}160 \text { th, Sox } 102.10, ~ & 5 \text {-sty bk thts; } \\ \text { Arndtstein to Johanna Zuleger, } 336 & \text { Moser } \\ \text { Beek- }\end{array}$ av: AL: Jan18'12.
 corpn to Jno Aughton, 916 Trinity av; mtg Tremont av, sws, at ss Gleason av, see Gleason av, ss, 540 e Pugsley ay
Tremont av, (*) sec Commonwealth av,
$107.9 \mathrm{x}-\mathrm{x} 100 \mathrm{x} 71.1$, with pts taken for Commonwealth \& Tremont avs; Philip Lubet $\$ 6,500$ \& AL; Jans;' Jan12'12. O C \& 100
Taylor av, es, 230 n Col av, see Union-
Taylor av, nec Wood av, see Brown av,
${ }_{25}$ Unionport ril, (*) ws, 199 n Col av av, 25x100, except pt for Taylor avi Chas Ringelstein to Louise K wife Chas, Ringel
stein, 851 E 222 AL; Jan3; Jan15'12 Union av, ses, at sws 16Sth, see 168 th, Union av, 619, (10:2664) nwe 151st, 25 x 100,3 -sty fr tnt \& str \& 1 -sty fr str in st
Abr Steinan et al: EXRS, Simon E Bern
E heimer to Jacob Gottlieb \& Herman Ru

 same; $1 / 2 \mathrm{pt} ;$ AT; mtg $\$ 7,500 ; \mathrm{Jan16}_{\mathrm{O}}^{\mathrm{C}} \dot{\mathrm{C}} \mathrm{Jan} 100$
$17^{\prime} 12$. Union av, 1094, (10:2680) nee 166 th (No bardy Realty Co to Max Hofmann, 412 W
$148 ;$ B\&S; mtg $\$ 52,000$ \& AL; Jan5; Jan17

Verio av, 4270-S, (12:3397) nec 235t (Nos $511-3) \quad 110.2 \times 88.10 \times 100 \times 135, \quad \begin{gathered}7-2 \text {-sty } \\ \text { bk dwgs Brown-Weiss Realties to Geron }\end{gathered}$ bk dwgs; Brown-Weiss Realties to Geron
Constn Co, 32 Union sq; mtg $\$ 42,600$ O Jan
O 17120
Valentine av, (*) ws, 100 s Fairmount av, 25x100; Sidney B Hickox to Patk Man-
ning, 1872 E 177; Jan13; Jan1712.
 son Black Constn Co, 1829 Barnes av; B, \&S
 50x100, 5 -sty bk tnt; Nelson Black Constn
Co to Nellie Burnop, 693 Prospect av; Dec 18'11; Jan13'12. nom Virginia av, ws, 263 s Westechester av Westehester av (*) ses 51 sw Parker, 40
$\times 100$, owned by party 1 st part; also LOT adjabove on nes owned by party 2 d part Boundary line agmt; Richd Powers, 2316
Westchester av with Sarah D Munn, 2284
Westchester av, Ot Whitlock av, 957, (10:2735) ws, $180 \quad \mathrm{n}$ wife of \& Michl'J. Tully to Michi Meehan
957 Whitlock ay

Westchester av (*) nec Grace av nom Westchester
$67.11 \times 130 \times 67.4$, except (
e)
part
pare
for Commercial Finance Co at Poughkeepsie
NY to Glover Constn Co, 16 Court, Bklyn NY to Glover, Constn Co, 16 Court, Bkiyn,
Jan10; Jan12'12.
O
O Washington av, 1174-6, see Washington
Westchester av, nec Washington av, see
 chester av, Westchester; Jennie E Brolles
to Mary M Henning. 2216 Newbold av; B\&
S \& C a G; Dec2911; Jan15'12. Westehester av, (*); same prop; Mary
Menning to Charwyn Realty Co, 135 M Henning to Charwyn Realty, Co
Bway; mtg $\$ 23,500 ;$ Jan13; Jan15'12.
Wellman av, (*) ns, 125 w Mavfowe av, $25 \times 100$, Westchester; Robt E Wayfower et al to Otto A Nilson, 1160 Hoe av; Jan13;
Jan15'12.
O $\& 100$
Wood av, nec Taylor av, see Brown av,

Washington ay, (*) nee Westchester av
$67.6 \times 100 \times 169.5 \times 100$, except pt for West chester av: Geo Costar to Zerega Realty nom
Washington av, 1099, (9:2388) ws, 96.6 Sumner Gerard, ref to Knickerbocker Trust Co, 3585 av, TRSTE Wm McClena-
han; FORECLOS, Nov15'11; Jan12; Jan15 Washington av, 2047, ( $11: 3036$ ) ws,
360.10 s 180 th, $25 \times 142.6$, 4 -sty bk tnt: Rose M Kurr, of New Rochelle, NY, to $\mathrm{Wm}_{\mathrm{A}} \mathrm{A}$
Towner, 1510 Roselle; mtg $\$ 11,000$; Jan11: Jan15'12. Washington av, 1170-2. (9:2372) es, 65 n 167 th, $41.8 \times 127.1 \times 41.8 \times 127$,
also
6ty es, 106.8 n 167th, $41.8 \times 127.1$. 6-sty bk tnt formation Co, 42 Bway; AL; Jan15'12. nom
White Plains av, (*) nwc 236th, 71x143x chester; Geo Bruning to Fredk C Fischer
 Washington av. 2170. (11:3049) es, 287.6 for av, 5 -sty bk tnt; Eliz B Hotaling to Jno Drakard, 2250 Bassford av; mtg $\$ 28$.

Westchester av, (*) sec Ferris pl, 89.4x et al EXRS Marcus
 Welbb av, 2446, $(11: 3219)$ ses, 200 ne De-

oe ter, $50 \mathrm{x} 100 \times 43 \times 1002$-sty fr dwg; Richd Allez to Phelan Bldg Co, 45 Bway; AL | Canlez to Phelan Bldg Co, 45 Bway; AL; |
| :--- |
| O C \& 100 | West Farms rd, 1529, late road from

 lots 13 \& 14, map Hedger Farm at West Farms, 100x197x82.6x193, except strip
ft wide off west end of iots $13 \& \in 14 \& 3$ ft wide off west end of iots 13 \& light of over strip on ns to burying ground \& except part for West Farms rd 3 -sty fr dwg, 1 -sty ext, vacant; Alex
Lumley to Jno Bottomley, $27, W \mathrm{Wm}$ \& 254
\& 100
West Farms rd, 1481, see Boone av, nwc Washington av, 1735, (11:2907) nwe 174 th $(N o 465), 25 \times 90$, 4 -sty bk tnt \& strs,
Tinlie \& Herman E Flisser, EXRS Adolph Flisser to Tillie Flisser, 233 E 10; AL; Jan

Webster av, 1326, (11:2893) es, 158.3 n 195.7 n 169 th xw 90 to av Xs 37.4 to beg, 5 sty bk tnt \& strs; Mumford W Lyon to City Real Estate Co, 176 Bway; mtg $\$ 25,-$
$500 ;$ Jom
nom

Westchester av, (*) nws, at nes Zerega $\$ 10,000$ \& AL; Jan18'12. Houghton av; mto West Farms rd, 1481, late road from West Farms to Hunts Point, (11:3013) old Ws, abt 150 s 172 d , also at s 1 land Nathan
Hulet, $27 \times 90 \times 25 \times 100$, Farms rd, 1-sty fr dwg; re mtg; Manhat$\tan \mathrm{Mtg} \mathrm{Co}$
$\mathrm{Jan5} ;$ Jan12,12. Viau Land Co, 140 Nassau
non
Zerega av, nes, at nws Westchester av, ${ }_{4}^{\text {Interior }}$ strip, ${ }^{(9: 2334)}$ begins 141.5 s xw1 to beg; Julius Braun to Ella W, Kra mer, 20 W 139; AT; QC; AL; Jan $1 \mathrm{O}_{\mathrm{O}}{ }^{12}$ \& 100
Interior lot. ( $11: 3225$ ) 82.4 e Loring pl \& 647.9 s Fordham rd, runs el6.10xn6.4x
18.4 to beg; Wm D Peck to Kath C Kasse 2360 Crotona av; AL; Sept26'11; Jan16'12.
Interior lot (11:3111), 100 e Mapes av \& abt 25 s 181 st, runs e45.2xs66.1xw45.2xn Henry Harms, 2124 Mapes av; Jans; Jan Lots 1007, 1010, 1011, 1014, 1015, 1129, 1121,1126 to 112 . 1227 , © 1240 map, Glea-
son prop, see 177 th E , es, 200 S Ludiow av. Lots (*) 491 \& 492, map Western portion Benson Est, Throggs Neck; Ray Reite to Saml L Marcus,

Lots 956, 957, 984, 985, 1122, 1130 to 1134 \& 1140 , map Gleason prop, see 175 th , E Lot 396, map ( 1084 in West Co) of 36 ter: Frank Danahy to Matthew Danahy Bway: Mar12'06; Jan Plots (*) B \& C map Gleason prop; Eliz Dietrich to Vernal Realty Co, 760 St Anns
av; AL; Jan10; Jan12'12.
O C \& 100

## LEASES

Under this head Leases recorded Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the given means so much per year.

## Borough of Manhattan.

JAN. 12, 13, 15, 16, 17 \& 18
Allen st, 5 , (1:293), all; Greshan Hausman \& ano to Israel Periow, 118 Ludlow
5 yf Jan1; 5 F ren; Jan15'12. ${ }^{1}$ Barrow, sec Greenwich, see Greenwich

 Co, $58-60$ Centre, composed of Chas J J
Tiensch \& Hy B Hardenberg; 5yf Mayl 08 an18'12.
${ }^{1}$ Chrystie st, 216, (2:422) so str \& b; Vincenzo Messineo to Carmela Magnano, ${ }_{660}$ Delancey st, 120,
man Finkelstein to Benj Av A \& ano from Jan1'12 to Apr30'14; Jan ${ }^{1}$ Delancey st, $\mathbf{1 6 2 - 4}, \quad(2: 348)$, str $\& \quad \mathrm{~b}$;
Morris Weinstein \& ano to Louis Wildman, 152 Delancey; $f$ Jan1 to Apr30'21; ${ }^{1}$ Essex st, s0-2, (2:352) ; agmt as to ext Annie Kirschenbaum; Jan2; Jan15'12. ${ }^{1}$ Franklin st, 176-s0, ( $1: 187$ ); conditional asn Ls to secure payment for services of
$\$ 1,750$; Channel Realty \& Constn Co to
Isidore D Morrison, 1975 av, \& Jacob R Schiff, 18 E 120 firm Morrison \& Schiff,
 Lastern Pkway, Bklyn; Dec5'11; Jan17'12.
${ }^{1}$ Grand st, 2921/2
to Louis \& Max Lehman, $2921 / 2$ Grand; 5 yf May1; Jan17'12; taxes in excess of year
$1914 \&$
2,100 ${ }^{1}$ Greenwich st, (2:603) sec Barrow, 100.3 x
$98.4 \times 100.5 \times 104.1$, all; St Johns Park Realty Co to A Klipstein \& Co, 82 Beaver; 21 yf ${ }^{1}$ Greenwich st, 23s, ${ }^{(1: 128)}$ swe Park pl,
str, $15 \times 27.6, \&$ b $7 \times 17$; Geo H Stege \& ano to Western Union Telegraph Co, 195 Bway;
5 yf May1 (5y ren) ; Jan1s'12.
1,200 ${ }^{1}$ Grand st, 265, (1:305) str \& b; Jacob Weisberger to Louis Rosenberg, 996 Tif-
fany; f Feb1 to May31'15; Jan18'12. 2,400 ${ }^{1}$ Murray st, 55 (1:133) all; 5yf May1 at ali, from May1'14 to May1'17, at $\$ 5,250$ per Jno W' Hamersley to Motor Car Equip Co, corp, 55 Warren; Jan1312; terms, \&c,

Monroe st, 33, (1:276) str \& b; Louis Te culsky to Carmelo, Cordarro, 33 Monroe

Park pl, 1S, see Park pl, 14-6.
${ }_{7}$ Park pl, 14-6, (1:123), ss, 150.1 e Chureh, 1:123) asn two Oct19'10; Jan13'12. nom
${ }^{1}$ Park pl, 14-6 \& Park pl, 18, ( $1: 123$ ); asn two Ls; Kalils Restaurant to Merchants
Exchange Natl Bank, 257 Bway; Oct18'10; an13'12. nom
${ }_{4}^{1}$ Park pl, 14-6, (1:123), ss, 150.1 e Church, kalil \& Kalils Restaurant to Merchants Exchange Natl Bank, 257 Bway; Dec16'11; ${ }^{1}$ Park pl, swe Greenwich, see Greenwich, ${ }^{1}$ Roosevelt st, nwe Water, see Water, Roosevelt st, 6, $(1: 117)$, $1 / 2$ str nearest 6 Roosevelt; $3 y f$ Jan1; Jan18, to Sing Lee, ${ }^{1}$ Suffolk st, $\boldsymbol{\text { s }}$, ( $2: 347$ ), \& DELANCEY ST, to Harry Cohen, 79-81 Forsyth; Jan15; Jan
18, 12 . \& ano to Chas Tishman, 11 Attorney; 3 yf May1; Jan16'12. Tishman, 11 Attorney; $3 y f$ 1Vesey st, 53, (1:85), str; asn Ls; Leon-
ard Stroebel \& ano to Wm Moenter, 115 E
$82, \&$ ano: Jan 12 ; Jan 15 '12. Mom ${ }^{\text {1 Water st, }}$ 322, ${ }^{(1: 109)}$ nwe Roosevelt, Bwg Co to Henry Mahlmann, 117 Roose-
velt; 10 yrs \& 20 days $f$ Jan10; Jan12
${ }^{1}$ Warren st, 55 , see Murray, 55.
${ }^{1} 10 \mathrm{TH}$ st, $\mathbf{2 3} \mathbf{W}$, $(2: 574)$, all; Helen ${ }^{1} 13$ WH st E, sec Av A, see Av A, 208.
$113 T H$ st, 333-5 E, (2:455), sur Ls; Na Israel Brill, 95 Division av, Bklyn; AT;
Jan16 Jan18'12.
$16 T H$ st, $\mathbf{W}$, nwe 9 av, see 9 av , 89 .
$19 T H$ st $W$, nwe 6 av, see 6 av, nwe 19.
${ }^{1} 19$ TH st, 142 W , ( $3: 794$ ) str \& b; Jno McBklyn; 10yf Feb1; Jan17'12. $\quad 1,500$ \& 2,000 ${ }^{1} 25 T H$ st W, nwe 9 av, see 9 av, 249-51.
25TH st, W, nec $7 \mathbf{a v}$, see 7 av, 263.
29 TH st, 401 W , see 9 av, 333.
32D st E, nwe 1 av, see 1 av, 557
${ }_{\text {132D }}$ st, 9 W, ${ }^{(3: 834)} \mathrm{ns},{ }^{25 \times 98.9 \text {, all }}$ Larchmont, NY; 21 yf Nov1'11: Jan 13 '12. ${ }^{1133 D}$ st, 51-3 W, (6:1731) re asn Ls; Wm mtg $\$ 1,000$; Jan12; Jan17ं12.
34TH st, 124 E. ( $3: 809$ ) asn Ls. Isabom G Watts to David C \& Isabelle A Watts, ${ }^{138 T H}$ st, $48-56$ W, ( $3: 839$ ) ss $104 \times 98.9$. Michl Coleman to Julius Libman, 255 W 42 D st $\mathbf{W}$, swe - taxes, \&c, \& 45,000 ${ }^{142 \mathrm{D}}$ st W , sec Bivay, see Bway, 42 d \& ${ }^{142 D}$ st, 137-43 E, see Lex av, 395-413.

142 D st, $\mathbf{1 7} \mathbf{W}(5: 1258-26)$ office 204 ; Wal-
ter J Salomon to New, Amsterdam Realty 43D st, 130-40 E, see Lex av, 395-413.
74TH st E, nee 1 av, see 1 av, 1426
S3D st W, sec Ams av, see Ams av, 477. ${ }^{195 T H}$ st, 73 W, (4:1209), all; Henry M '11; Jan15'12. Lysaght, 73 W 95; 3y 1,500 \& 1,600 100TH st W, nwe Col av, see Col' av, 820 Beck to Mt, 234-6 E, (6:1652), all; Morris f Jan15; Jan15'12 ${ }^{11251 H H}$ st E, swe Park av, see Park av, ${ }^{1} 140 \mathrm{TH}$ st, $\mathbf{6 2} \mathbf{W}$, ( $6: 1737$ ), all; Henry Rosenstein to Jew Wing \& Chue Quon
both at $311 / 2$ Pell; 5 yf Feb1; Jan15'12. ${ }^{1} \mathbf{1 S 5 T H}$ st, $\mathbf{5 5 2 - 4} \mathbf{W}$, $(8: 2157)$ sur ${ }^{3}$ Ls Jan11; Jan12'12. Theo simon, 201 nom Av A, 20s, $(2: 406)$ sec 13th; str \& b; Yet-
tie Salzman to Demarco Casper, 208 Av A
yf May1'11; Jan17'12. Av B, 133, (2:391) stoop fl \& b; Belle Everson to Simon D Ehrlich, 133 Av B;
$2 y f$ Aug1'11; Jan17'12. ${ }^{1}$ Amsterdam av, 477, (4:1213), sec $83 d$,
tr; asn Ls; Fredk Schmidt to Wm str; asn Ls; Fredk Schmidt to Wm
Schmidt, 477 Ams av; Jan11; Jan15'12. 'Amsterdam av, 47\%, (4:1213); asn Ls;
Wm H Schmidt to Geo C Herrel, 483 Ams ${ }^{1}$ Broadway, 1845-7 (4:1113), all; Upright Bway; 20yf Mar1; Jan15'12. B Mally, 1845 Broadway, (4:994) 42d \& berg Bldg", leasehold; agmt that commitprofits, \&c, to payment of apply income rents, \&c; J F Arnold, A L Bell, W G G McCune Jno J Cushing \& Kenneth McEwen as Y Yrust co as depository, Knickerbocker Trust Co as trste party 1st pt, with Ernest H Fleischmann Co, 1465 Bway; party 3d pt (also recorded in mtgs; Dec
$18^{\prime} 11$; Jan16.12.
${ }^{1}$ Bowery, 374, (2:544) all; Wm H Blain \& ano, EXRN, \&c, Saml Frost to Morris Simon, 374 Bowery; 45-12yf Dec111; Jan
${ }^{1}$ Bowery, $\mathbf{6 4} \& \mathbf{E A ~}_{1 / 2}$, $(1: 203)$ re asn Ls; Jno D Haase to Morris Markel, $64 \& \&^{641 / 2}$ ${ }^{1}$ Columbus av, s20, $(7: 1855)$, sur Ls; Patk
$J$ Doyle to Danl Buckley, 253 Col av; AT; Jan17; Jan18'12. ${ }^{1}$ Columbus av, 820, (7:1855) nwe 100 th str \& front c; Danl Buckley to Patk J
Doyle, $68 \mathrm{~W} 70 ; 98-12 \mathrm{yf}$ Febi; Jan18'12. Lexington av, 395-413, (5:1297) nee 42 d Nos 137-43) runs n200.10 to ss 43 d (Nos Old Eastern Post rd, - to ns . 42 d , xw
167.2 to beg, all; lessee to alter into lofts, \&c; Cooper Union for the Advancement of science \& Art to Wm H Reynold
Bklyn; 21yf May1'32; Jan16'12.
terms as per agmt \& valuation
 Feb1'12; Jan12'12.
${ }^{1}$ Park row, 115, (1:119), all; Estate Prark
Chas F F
Hoffman, 115,
He to
Ho Jan12 12 .

Park av, 180S-16, ( $6: 1749$ ) swe 125 th 1Park av, 180S-16,
$100.11 \times 90$, all; Wilmurt Realty
Co to Claus Bohling, 286 'Convent av; $25 \mathrm{y} 31 / 2 \mathrm{mos} \mathrm{f}$ Jan
$15 ;$ Jan 6 '12, taxes, \&c, \& 12,000 \& 14,000 ${ }^{1} \mathbf{1 S T}$ av, 2201, (6:1684) asn Ls; Pietro Spadafora to Roceo Bonofiglio, 317 E 112

$\mathrm{mtg} \$ 1,681 ;$ Jan12; Jan17'12. ${ }^{11} \mathbf{1 S T}^{\prime} \mathbf{~ a v}, 557,(3: 938)$ nwe 32d, str \& pt c | Agnes L Looram to Thos Dolan, 132 E 124 |
| :--- |
| 3 yf Feb1; Jan16'12. |
| 720 |
|  | ${ }^{1} \mathbf{1 S T}$ av, 1426, (5:1469), nec 74th, str \&

( Wm Klapper to Wm \& Carl
Stutz, 1441
 Cohn to Domenico Rega, 2218 av 2 av; 5 yf ${ }^{12 D}$ av, 1610, $(5: 1546)$ asn Ls; Mich1 Gut-
ting to Jacob Hofmann, 232 E
89 ; AL; Jan 12'12. Nom
 2d fi: Christian Goetz to Henry Nembach
5 yf Oct1 10 ; Jan18'12. 13D av, 1387, (5:1433) str; Lester Feigen-
blatt to Jno Werle, 1375 av; 5yf May 13 .
Jan18'12. ${ }^{13}$ 3D av, 1939, (6:1656) str \& pt c; Chas E eo seppi D \& Romeo D Antoni, both ${ }^{13 D} \mathbf{a v}, 969,(5: 1331)$, asn $2 \mathrm{Ls} ;{ }^{1,500}$ to 2,000 Steffens to Gustav Schretzmann, 200 E 58
Jan 15 ; Jan18'12. ${ }^{13} \mathbf{3 D}$ av, 136, (3:870); sur Ls; Abr Luster Dresden Township, Washington Co, NY Jan6; Jan12'12. ( ${ }^{1}$ 3D av, 1894, 1632 asn Ls; Hannah 13D av, 1894, (6:1632) asn Ls; Hannah
King to Moses Israel, 1892 3 av; AT; Apr
17'11; Jan12'12. 13D av, 741, (5:1320) str, \&c; Thos $G$
MeFarland to obermeyer \& Liebmann 59 Bremen, Bklyn; 10yf May1'17; Jan15, 12. $15 T H$ av, 137. (3: 849 ) ses, 28.9 n 20th, 28.9
x112, with rights to alley to 20 ft ; asn Ls: Troy wealty Co to Henry Corn, 667 Mad Troy Realty Co to Henry Corn, 667 Mad

16TH av, (3:795) nwe 19th, $63.8 \times 153.3$, asn
Ls; Simpson Crawferd Co to Simpsor Realty Co, 3096 av ; Dec20'11; Jan 12 ' 12.100 ${ }_{1}$ 6TH av, 616 ( $3: 838$ ); asn Ls; Jacob Rurode to Michl Pfeiffer, 12793 av, \& Geo
Seewald, 1616 av; mtg $\$ 60,000$; Jan12;
Jan15'12. ${ }_{1} \mathbf{6 T H}$ av, 467-9, $(3: 804)$, str \& b; Elias Trinz to Jules C Cerf, 104 Reade; 1yf Dec
1'11; Jan15'12. TTH av, swe 42d, see Bway, 42 d \& 7 av. ${ }^{17 \%} \mathbf{T H}$ av, 263, (3:801) nec 25th; main No 171 W 25 th; Emma E Horn \& ano to
Jas McCann, 171 W 25 ; 19-12yf; May1: ${ }^{17 T H}$ av, 106-10, (3:766) 3d loft; 1067 th Av Co to Read Printing Co, on premises;
$15 y \mathrm{y}$ May1'11; Jan18'12.
2,000 to 3,300 18TH av, 249-51, $(3: 746)$; asn $\mathrm{Ls} ;$ Ivers
Batchelder to Rose $R$ Adams, $411 \mathrm{~W} 18 ;$ Jan15; Jan16'12. nom ${ }^{1}$ STH av, 249, $(3: 746)$ str \& b \& 1-sty bldg der, Washington Cowip, Morris Co, NJ ; yf May1'11; Jan 1STH av, 2465, ( $7: 1958$ ) str \& b; Matthew Dexheimer to Jas J Reilly, 25288 av; $5 y \mathrm{y}$
May1; Jan12 12. ${ }^{\text {19TH av, }}$ 333, (3:727), nwc 29th (No 401), all; Patk G Tighe to Michl F McCourt 9TH av, 249-51, (3:723) nwe 25th; asn lass at Foxchase, Phila Co, Pa; mtg $\$ 10$, 19TH av, S9 ( $3: 714$ ) nwc 16th; re asn Ls; Arthur G Freeland to Eugene Boissonnade, 214 W 25 ; AT; mtg $\$ 4,000$; Jan11; ${ }^{1} \mathbf{1 0 T H}$ av, $87 \boldsymbol{7}, \quad(4: 1086)$, s str fl \& pt b P C \& Fredk Eckhardt to Ignatz Frankel,
87710 av; $5 y f$ Jan1; Jan18'12.

## LEASES

## Borough of the Bronx.

${ }^{1}$ Elsmere pl, ns, $300 \mathbf{w}$ Marmion av, see ${ }^{1} 134$ TH st E, sec Willis av, see Willis av

## ${ }^{136 T H}$ st, E, nwe 3 av, see 3 av, 2491

${ }^{1}$ Brook av, 464, ( $9: 2272$ ) asn Ls; Pastime Amusement Co to Fredk Mayer, 466 E ${ }^{1}$ Brook av, 464. (9:2272) asn all rights options, \&c, under lease, agmt recorded Nov29'11; Pastime Amusement Co to Fredk ${ }^{1}$ Castle Hill av, sec Westchester av, see ${ }^{1}$ Southern Bivd, 463, (10:2582) asn Ls mtg $\$ 2,200$; Jan16; Jan17'12. $\quad$ nom Tremont av, (11:2956) ss, 300 w Marmion Realty \& Holding Co to Chas A Goldreyer, $947 \mathrm{E} 156 ; 5 \mathrm{yf}$ Feb1 (4 9-12y ren at $\$ 2,-$ 1Westchester av (*), sec Castle Hill av
sobrn of Ls to mtg for $\$ 19,000$; Fredk Sobrn of LS to mtg for $\$ 19,000$; Fredk
Pape, 2167 Geason av, \& Herman Schaar,
45 E 128 , with J Henry Alexandre, at Fort Wadsworth, $B$ of $R$, et al, TRSTES Jno
E Alexandre; Dec9'11; Jan15'12. ${ }^{1}$ Westchester av (*), sec Castle Hill av Buese, 368 E 159 , with same; Dec9'11; Jan
$15^{\prime} 12$. 1 Washington av, 996, $(9: 2369)$, all Wm
Roland to Nicholas Lukin, 967 Washing${ }^{1}$ West Farms ri; Jan15'12. 1525 , (11:3014) all; Jno Bottomley to Edw Lumley on premises;
mos from Dec1'11; Jan13'12. per month $\$ 10$ ${ }^{1}$ Willis av, $(9: 2278) \mathrm{sec} 134$ th, 100 x 40 Hotel Willison; Reserve Realty Co to
Bronx Bath \& Hotel Co, 400
E
$134 ; 20$ Bronx Bath \& Hotel Co, 400 E 134; 20
yf Jan1; Jan16'12. of 1911 \& 5,000 to 7,000 ${ }^{13 D} \mathbf{a v}, 2491,(9: 2320)$ nwe 136 th; str \& rooms on 1st fi; Farmers Loan \& Trust ing, 2 W W 120 ; 3 yf ; Sept1'11; Jan17'12. 480 to 720

## MORTGAGES

NOTE-The arrangement of this listiption of the property, then fol lows the date when the mortgage was drawn, and the following date is when the mortgage was recorded; When both dates are the same only mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates the Register's office to be recorded.
Whenever the letters "P.M." occur, preceded by the name of a street, in these lists of mortgages, they mean gage, and for fuller particulars see the list of transfers under the corresponding date. Mortgages against Bronx property

Borough of Manhattan
(12, 12, 15 10, 17 \&
mAllen st, 172, (2:416) es, 75 s Stanton, 26.6x87.6; pr mtg $\$ 23,000$; Jan15 ${ }^{\text {Isaac Langer \& Nathan L Fischer to Ray }}$

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 26.6x87.6, $1 / 2$ pt; Jan15; Jan17'12, 3 y with-
out interest; Isaac Langer to Louisa Lan-

## mallen st, 90-2, see Broome, 274.


 ${ }^{m}$ Canal st, 324, see Mad av, 1261.
 $17 \prime 12$ due Jan $17^{\prime} 13$, interest as per bond;
Abr Michelson of Coytesville, NJ, to Edw Abr Michelson of Coytesville, NJ, to ${ }_{4}^{\text {Edw }}$
S Clark, Cooperstown, NY, et al.
${ }^{m}$ Clarkson st, 66-72, see West $350-2$.
mCathedral Pkway, (7:1864) Ss, 150 , w Col
av, $100 \times 100 ;$ bldg loan; Jan11; Jan12 $12 ; 5 \mathrm{y}$ $6 \%$ until completion of bldgs \& $5 \%$ there-
atter; Old Lyceum Bldg Co to Title Ins Co
NY.
265,000
mCathedral Pkway, (7:1864); same prop;
certf as to above mtg; Jan11; Jan12'12; same to same.
${ }^{m}$ Cathedral Pkway, 201, see 7 av, 1800 . mChristopher st, $\mathbf{8 6}$, $(2: 591)$ ext of $\$ 4,000$,
mtg to Janl'17 at $5 \%$; Dec21'11; Jan1 $16^{\prime} 12$; mawyers Mtg Co with Jos H Gilman. nom manal st, 179, (1:204) ns abt 45 e Mott,
20.10x99.9x20.10
 mDelancey st, 120, $(2: 353)$, str Ls; Jan11;
Jan15'12, due Dec10 $13,6 \%$; Benj Spiegel \& Irving Rodbart to Jacob Mandel, 25 G. Grove
av, Rockaway Beach. meast Broadway, 147, (1:283) SS, 200 w
Rutgers, $25 \times 75 ;$ PM; Jan11; Jan $13{ }^{\prime} 12$, due, $\& c$ as per bond; Pride of Jerusalem School a corpn to Isser Reznik \& Meyer Smolo-
witz, 83
Eldridge.
 German Savgs Bank, 100 E 14 . Cohen to 20,000 mGrand st, 137-9, $(1: 233)$ ss, 50 e Crosby, a corpn to N Y Trust Co, 26 Broad. 61,500 mGrand st, 137-9; certf
Jan12'12; same to same. ${ }^{m}$ Grand st, 137-9; sobrn agmt; Jan12'12; same \& Abel King \& Isaac Schorsch with ${ }^{\text {m}}$ Goerck st, $\mathbf{6 2},(2: 323)$ ext of $\$ 16,000 \mathrm{mtg}$ Shall C Bacon with Jennie Gordon, 2026 Gruenstein, 60 W . 95 . ${ }^{36}$ W 115 \& Sophia
 due Nov 18 '14; $5 \% ;$ Emma L Smith wid, 237
W 70 to Thos R MeNell, $106 \mathrm{~W} 75.2,000$ mGrand st, 4151/2-7, (1:314) ext of $\$ 38,000$ mtg to Decc14'16 at $5 \%$ Dec20 11 ; Jan11'12; ${ }^{m}$ Greenwich st, 60, see Greenwich, 58.
MGreenwich st, 5s, (1:18) ws, abt 185 n
Morris $26 \mathrm{x} 108.10 \times 25.9 \times 109.2$; also GREEN-


 ${ }_{95}$ Houston st $\mathbf{W}$, (2:515) swc Wooster, 50x 95; certf as to bldg loan mtg for $\$ 20,000$;
Nan16; Jan18'12; Fluri Constn Co to Edgar
N Sidman. N Sidman.
mHouston st, 65-7 w, (2:515) swe Wooster
(No 159), 50x95; pr'mtg $\$ 175,000$ Jan16; Jan 1712, installs, $6 \%$; Rachel Goldman, man, 478 Centre, So Orange, NJ. ${ }_{20,000}$
 same.
 Jan17'12; installs, $6 \%$ me Rachel Goldman, 20 Henry to Jos Barsky, 106 Hewes, Bk-
${ }^{\mathrm{m} H u d s o n}$ st, $\quad 250-2, \quad(2: 578)$ es, 22.8 n Brome, runs ntin
80 to beg; Jan12; Jan1512 demand. $6 \%$.
B B Davis Realty Co to City Mtg Co, 15
mHudson st, ${ }^{\text {250-2 }}$; certf as to above mtg;
Jan12; Jan15.12; same to same.
 ton, $25 \times 100 ;$ pr mtg $\$ 16.500$; Jan 11 ; Jan 13
C12; $3 \mathrm{y} \%$; Herman or Heiman L Kuhl 83
Lewis to Jacob Roth, 1182 Wash av. 3,500 ${ }^{\text {m Leroy }}$ st, 111, $(2: 602) \mathrm{ns}, 120 \mathrm{w}$ Hudson, $20 \times 100 ;$ ext of $\$ 5,000 \mathrm{mtg}$ to Mar21'17 at
$5 \% \%$ Janis; Janif $12 ;$ Frances wife Jno H
Cramer with Aug Ablbert.
 bond; Jacob Richman of NY \& Frank Lipp20,000
 12, $2 \mathrm{y} \% \%$ Frank Torregrossa, 1365 69th,
Bklyn, \& Guiseppe \& Resario Torregrossa,
88 Oliver, to Thos Tortorice, 33 Oliver
${ }^{m}$ Pearl st, 16, see Greenwich, 58.
mRoosevelt st, 113-7, see Water, 322.
mRivington st, 297-9, (2:328) ext of
000 mtg to Dec3116 at $5 \%$; Dec27'11;
Jan Schmohi.
mRivington st.
295,
ttg to Dec 3116
at
$5 \%$$(2: 328)$ ext of $\$ 42,000$
mtg to Dec31'16 at
Lawers Mtg Co with Wm H Schmohl.
nom
${ }^{m}$ Rivington st, 291-3, see Cannon, 68-74.
mivington st, 244, (2:339); ext of $\$ 25,000$
 Northern Apartment House, c 161st \&
mSherif st, 98-100, see Stanton, 257,
${ }_{98-100}$ Stanton st, 257, (2:334) sec Sheriff (Nos $98-100), 24.10 \times 75$ : ext of $\$ 38,000$ mtg to
Jans'15' at $5 \%$; Dec21'11; Jan16'12; Christine G Openhym et al trstes Adolphe ${ }^{\text {m}} \mathbf{1 0 9}$ Water st, 322 \& Roosevelt st, 117, (1:secure $\$ 3,000$ at $6 \%$; installs $\$ 150$ monthly, Jan10; Jan 12 '12; Henry Mahlmann to Meta
${ }_{m}$ Water st, $\mathbf{3 2 2}$ \& Roosevelt st, 117, (1:secure $\$ 4,000$ at $6 \%$ on installs of $\$ 150$ on
 mWater st, $322.0(1: 109) \quad$ nwc Roosevelt
(Nos $113-7$ ) $22.8 \times 60.7 \times 23.6 \times 60.4 ;$ PM; Jan10 Jan12'12; 3y5\%; Crescent Star Realty Co,
211 E 55 to Meta Bartmer extrx, Geo AD
13,000 ${ }^{\text {mWNest }}$ st. $350-2$, (2:600) sec Clarksson
 400 mtg to Jant'15 at \% \% as per bond; Jan Mary Ehrmann. mWooster st, 42-4, ( $2: 475$ ) es, abt 125 n $16^{\prime} 15$ at $51 / 2 \%$; Jan16; Jani7' 12 ; New Netherland Bond \& Mtg Co with Edw N Tailer,
11 Washington Sq N. ${ }^{m}$ Wooster st, swe Houston, see Houston, ${ }^{m}$ Wooster st, 159, see Houston, 65-7
$\mathrm{m}_{1}$ ST $\mathbf{~ s t , ~ s 1 - 3 ~ E , ~ ( ~} 2: 428$ ); ext of $\$ 12,500$ Lawyers Mtg Co with Chas Perman \& m3D st, 44-s w, (2:536) swc Wooster (Nos 223-7), 71.4x75; ext of mtg for $\$ 147,-$ 50 to Dec1'14 at $5 \%$; Jan11; Jan18'12;
Sundel Hyman, 20695 av, with Metropolim4TH st, $\mathbf{7 9} \mathbf{E}, \quad(2: 460)$; ext of $\$ 20,000 \mathrm{mtg}$ yers Mtg Co with Herman \& Jos Bau$\operatorname{man}_{\text {mTH }}$ st, 540-2 E, $(2: 400)$ ss, 143.10 w Av B, $39.11 \times 96 ; J a n 16$, 12 , due, \&c, as per bond
Mary E Wood, 259 Lenox av to Title Guar m5TH st, $536-8$ E, $(2 ; 400)$ ss, 183.10 w Av

B, $40 \times 96 ;$ PM $;$ Jan16'12, due, \&c, as per | B, 40, Nathan |  |
| :--- | :--- |
| bond, Barnet Michaiover |  |
| Julius Gotbel, 120 | E | m5TH st, 550 E, see Av B, 70-4.

${ }^{\text {m }} 5$ TH st, 550 E, see Av B, 66-74.
 Luis Turtel to Lawyers Mtg Co, 59 Lib-
 D, ${ }^{25 x 90}$, Israel Ritter, 288 E 7 to Miriam Tuck- 1,000
wan 616 W 137.
 y6\%; Gussie Raynes \& Yetta Herskowitz
to Goodman Edelstein, 81 Borden av, B of
 ${ }^{\mathrm{m} 9 \mathrm{TH}} \mathrm{st}, \mathbf{6 2 3} \mathbf{E ,},(2: 392)$ ext of $\$ 29,000 \mathrm{mtg}$ Kip with Sam Etlinger, 332 E 13 \& Jacob
Etlinger, 306 E 19 . ${ }^{m} 10 \mathrm{TH}$ st, $211 \mathrm{E},(2: 452)$; ext of $\$ 30,000$ Fredk W Senff with Alex Frankenstein Fredk W Senff with Alex Frankenstein, Harris, 29 Elinor pl, Yonkers, NY. Nom
 $6 \%$; Ernestine C Gardner, 1976 Lex av, to
Henry C Becker, 1460 Park pl, Bkiyn. ${ }^{m 11 T H}$ st, $218-\mathbf{2 0} \mathbf{E},(2: 466)$ sobrn asmt ander Rosenthai with N Y Life Ins Co, 346 Bway. m11TH st, ${ }^{218-20}$ E, ${ }^{(2: 466)}$ sobrn agmt;
Jan10; Jan13'12; Annie Hochstim \& Sami ${ }^{\mathrm{m}} \mathbf{2 T H}, \mathrm{st}, \mathbf{2 S 9} \mathbf{W},(2: 625)$ ext of $\$ 6,000 \mathrm{mtg}$ yers Mtg Co with David H Knott. ${ }^{\text {m }} \mathbf{1 4 T H}$ st, 424 E. $(2: 441)$; ext of $\$ 22.000$ Amsterdam Savings Bank with Jno Baltes.
 Casey to Estate Bradish Johnson, 39 Cort${ }^{m} 17 \mathrm{TH}$ st, 144-6 E (3:872) ss, 59 w 3 av, Colored Orphan Asylum \& Assn for The Benefit of Colored Children in City N Y
on or near Bettners la, Mt St Vincent. ${ }^{m} 18$ TH st, $202 \mathbf{w}$ (3:767) ss, 60 w 7 av, Midtown Constn Co to Corinne R Robin${ }_{20}^{\mathrm{m} 18 \mathrm{STH}}$ st, $\mathbf{4 3 2} \mathbf{w},(3: 715) \mathrm{ss}, 354.5 \mathrm{w} 9$ av, due, \&c, as per bond; Hannah Lynch, of ${ }^{\mathrm{m}} 19 \mathrm{TH}$ st. 217 E, (3:900) nes, 364.6 nw Knapp to Mary A Duer, $107 \mathrm{E} 64 \&$ an

${ }^{\text {m20TH }}$ st, $337 \mathbf{w},(3: 744) \mathrm{ns}, 300.6$ e 9 av,
 ${ }^{\text {m}} \mathbf{2 0 T H}$ st, $337 \mathrm{~W} ;$ PM; pr mtg $\$ 12,000$; Jan Robt L Morrell, 11 E 32, et a1. $\quad \begin{aligned} & \text { ame to } \\ & 4,000\end{aligned}$
 Jno J Tobin. Jan18'12; Geo H Coutts with
 Henry P Gardner to N Y Savgs Bank, 81 ${ }_{\text {m22D }}$ av. ${ }^{239} \mathbf{E}$ (3.903). aggregating $\$ 13,500$ to Mar 2 ext of 15 at $5 \%$ Jtgs Alice Houise wife Henry Gucker with
NJ. m23D st 8 E ( $3: 851$ ) ss abt 145 e 5 av lease
 ${ }_{\text {m27TH }}$ st, 34-s $\mathbf{w}$, $(3: 828)$ ss, 223 e $6^{10,000}$ $68.9 \times 98.9$; ext of $\$ 325,000 \mathrm{mtg}$ to Nov1'1 at $5 \%$; Jan $17^{\prime} 12$; Realty Holding Co to
Union Dime Savings Bank, 7016 av.
 $6 \%$; Realty Holding Co to Saml J Bloom $\underset{\substack{\text { ingdale, } \\ \text { ingdale } \\ 771 \\ \text { Mad } \\ \text { Mad } \\ \text { al } \\ 45,000}}{\text { Blom- }}$ ${ }^{\text {m27TH}}$ st, $\mathbf{3 4 - 8} \mathbf{W}$; certf as to above mtg m29TH st, 401 W , see 9 av, 333
m29TH st, 158-60 w, see s1st, 125 E .


${ }_{45 \times 98} \mathbf{3 1 S T}$ st, $\mathbf{3 1 0 - 2} \mathbf{E}$ E, (3:936) ns, 167.6 e 2 av
 ${ }^{m 320 D}$ st, $9 \mathbf{w},(3: 834)$ ns abt 175 w 5 av Jan13'12, due \&c, as per bond; 'Timothy Mealy at sec 183 , as \& Audubon av to F ,
M Schaefer BWg Co, 114 E 5 .
m34TH st E, sec 5 av, see 81st, 125 E .
 H Smith to Bankers Trust Co, 7 Wall
 Jan15'12, Hall to N Y Savgs Bank, 818 av. ${ }_{20,000}$ m37THE st, $259-63$ w, ${ }^{(3: 787)} \mathrm{ns}, 100$ e ${ }^{8}$ at ${ }^{41 / 2 \% \text {; 'Jan11; Jan13'12; Bowery Savgs }}$ Bank with Rosanna C Hafner
${ }^{m}$ mSTH st, 304 W , see 81 st, 125 E .
${ }^{m} \mathbf{3 8 T H H} \mathbf{s t}, 34 \mathbf{~ W},(3: 839)$ ss, $443 \mathrm{w} 5 \mathrm{av}, 23$ Jos Winters to Farmers as per bond , 22 Wm .
40TH st W, sec 10th av, see 10 av, 46 ${ }^{m} 42 \mathrm{D}$ st, $3 \mathbf{3 5}$ w, $(5: 1258) \mathrm{ns}, 364$ e 6 av xw53xs100.5 to 42 d xw25 to beg; PM; Jan $15 \prime 12,3 y 5 \%$
Lawyers Titie Pentalpha Realty Corpn to
Ins \& Trust Co.
500,000
 as to above mtg; Jan12; Jan15'12; same to
${ }^{\text {m }} 42 \mathrm{D}$
${ }^{\mathrm{m}} 42 \mathrm{D}$ st $\mathbf{W}$, sec Bway, see Bway, 42 ${ }^{\mathrm{m}} \mathbf{4 3 D}$ st, $122 \mathrm{~W}, ~(4: 995)$, ss, $267.10 \underset{3}{\mathrm{w}} 6$ av
 ${ }^{\mathrm{m} 43 \mathrm{D}}$ st, $\mathbf{1 2 2} \mathbf{~ W}$; pr mtg $\$ 55,000$; Jan16 ${ }^{\prime} 12$ notes \&,000
${ }^{\text {m43D }}$ st, 122 W; Estopper certf; Jan16'12
${ }_{\mathrm{m}}^{\mathbf{4 3 D}} \mathbf{~ s t , ~ 3 8 - 4 2 ~ W , ~ s e e ~} 42 \mathrm{~d}, 35 \mathrm{~W}$
${ }^{m} 45 T H$ st, 601 W , see $11 \mathrm{av}, 609$


${ }^{\text {m }} \mathbf{4 9 T H}$ st, $\mathbf{1 0 8} \mathbf{- 1 4} \mathbf{~ W , ~ ( 4 : 1 0 0 1 ) ; ~ s o b r n ~ a g m t ; ~}$ Jan6; Jan15'12; Jas Ulmann with Title
${ }^{\mathrm{m}} 49$ TH st, $509 \mathrm{~W},(4: 1078) \mathrm{ns}, 150 \mathrm{w} 10$ av tin B Hofman, $161 \mathrm{~W} \quad 36$ to Susan Pringle at Villa Pringle, at Biarritz, France. ${ }_{12}, 000$
${ }^{\mathrm{m}} \mathbf{4 9 T H}$ st, 509 W ; PM; pr mtg $\$ 12,000$
 ${ }^{m} 49 \mathrm{TH}$ st, 356 W , ( $4: 1039$ ), ss, 150 e 9 av $25 \times 100.5$; ext of $\$ 20,000 \mathrm{mtg}$ to Jan er 117 at 5\%; Jan12; Jan18'12; Lawyers Title Ins \& m50TH st, 405 E, ( $5: 1362$ ) ; ext of $\$ 5,000$ mranklin Burr at Knauff. Kres Aug
 witz to Equitable Ássur Soc U S. Ben 5,50 m52D st, 156-8 E, (5:1306) ss, 256.6 e Lex Hughes \& Annie J Bouillon to' Emigrant
Ind Savgs Bank, 51 Chambers. 11,000 Ind Savgs Bank, 51 Chambers. 11,000
 Adelia Burr \& ano, exrs Jos T Burr with
Belle J Grodjinski. ${ }^{m}$ m4TH st, 201 W , see 7 av , 842-4.

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 to N Y Life Ins \& Trust Co, 52 Wall.
 Nelson T, Shields, 61 W 56 , to $N \mathrm{Y}$ Mag-
dalen Benevolent Society, residing near Dyckman st, bet upper \& lower $\begin{gathered}\text { Bolton } \\ 50,000\end{gathered}$ m56TH st, G1 w; sobrn agmt; Jan16; Jan
18.12; Mutual Bank with same. m70TH st, 334 E, (5:1444) ext of $\$ 13,000$ Davidsohn with Alex D \& Henry R Noyes trste Chas H Noyes. m71ST st, $138-44$ W, (4:1142) SS, 370 w
av, $80 \times 100.5 ;$ bldg loan; Jan4; Jan1512, 6 y $6 \%$ until completion of bldg \& $5 \%$ there Trust Co. 300,000

 Ss, 298 e Av A, $25 \times 100.2$; PM; pr mtg $\$$, $5 \%$ $\begin{array}{llll}\text { Herschman \& Bleier, a corp, } & 520 & \mathrm{E} & 72 \text {, to } \\ \text { Rosa } \mathrm{W} & \text { Herschman, } 267 & \mathrm{~W} & 89 . \\ 35,000\end{array}$ m71ST st, 300 W , see West End av, swc m72D st, 518 E, see 71st, 517-23 E.
 New Brunswick, NJ, to Amanda Wolff at Villa Rapp Untermais Merau, Austria. 14,00
m73D st, $\mathbf{2 7 4} \mathbf{W}$, (4:1164) agmt as to share ownership in mtg; Jan12; Jan16'12; Amer-
ican Mtg Co with Thos J McLaughlin. nom m74TH st, $142 \mathrm{E},(5: 1408)$ swc Lex av, 18.9
x 68.2 ext of $\$ 10,000 \mathrm{mtg}$ to Nov18'14 at $668.2 ;$ ext ${ }^{\text {of }}$, $\$ 10,000$ mect to with Bertha Cohen, 1312 , $\underset{\text { m } 7 \text { STH }}{ }$ st, $\mathbf{5 2} \mathbf{E}$ E, (5:1392) ss, 154 e Mad av due July11' 3 ; $6 \%$; Mary $R$ Haines at Philpse pl, Yonkers, NY to Jno Ingle ${ }_{4,000}^{\text {Jr, }}$
176 Berkeley av, Bloomfield, NJ. m78TH st, 175-7 E, (5:1413) ns, 125 w 3 av, ${ }^{37 \times 102.2 \text {; asn rents to secure notes fo }}$ ner to London Realty Co, 1265 Bway. nom
 SS, 99.6 e 7 av ${ }^{5} 50 \times 98.9$; also 38 TH ST, 304 AV, 349-53 (3:863) sec 34th, $59.3 \times 100$; also $8^{\prime} 11$; Jan15'12, due Jan10'17; $6 \%$; Leah K notes 27,881.54
 mulowsky, 16 E 93.
 Andw Jonderdonk et ai exrs, \&c, Horat
nom ${ }^{\mathrm{m}} \mathbf{5 2 D}$ st, $35-9$ W, (4.1196) ns, 291.8 e Col Jan11; Janis'12; Hennessy Realty Co to mS2D st, 149 E, ( $5: 1511$ ) ns, 57.9 e Lex av $30 \times 102.2$, pr mtg ${ }^{\$ 1} 13,6 \%$ Kathleen Slattery to Anton Szi-- $\mathbf{6}$ (4.1196). ownerstip ms3D st, $46-56$ w, \& Trust Co with New Netherland Bond \&
Mt . 49 Wall. ${ }_{25 \times 5 T H}$ st, 345 E, $(5: 1548) \mathrm{ns}, 150 \mathrm{w},{ }_{1}^{1} \mathrm{av}$, S\%; Jan11; Jan13'12; Anna M Goebel with ms5TH st, 501-7 E, see Av A, 1610.
mstith st, 251 w, see Bway, 2381-7.
mS9TH st, $114 \mathbf{~ E , ~ ( 5 : 1 5 1 7 ) ~ s s , ~} 235.6$ e Park '17 at $5 \%$; Jan 12 Jans '12; Lawyers Title Ins \& Trust Co with Katie wife of \& Isaac
Hirschhorn.
m90TH st, $\mathbf{4 7 - 9}$ E, see Mad av, 1261.
 David J Isaacs to Lawyers Title Ins \& m93D st, $\mathbf{1 7 7} \mathbf{~ E , ( 5 : 1 5 2 2 )} \mathrm{ns}, 220.6 \mathrm{w} 3$ av,
 m93D st, $\mathbf{1 7 7}$ E; sobrn agmt; Jan15; Jan16
12; Isaac Berliner with same.
nom
 interest as per bond; Jan15; Jan16'12; mark, 819 E 166.
m94TH st, $69 \mathbf{w},(4: 1208) \mathrm{ns}, 160 \mathrm{e} \mathrm{Col}$ av,

$\underset{\text { m94TH st }}{\text { mide }} \mathbf{w}$, nee Riverside Dr, see Riv-

 m95TH st, 122 $\mathbf{W}$; consent to above mtg;
Jan16; Jan17'12; same to same. m95TH st, 122 $\mathbf{W}$; certf as to above mtg;
Jan16; Jan17'11; same to same.
m96TH st, 157 E, (6:1624); ext of $\$ 17,000$ mavgs Bank of Utica with Rebecca Wer-
${ }^{m} 102 \mathrm{D}$ st, 100 E, see Park av, 1353.

 ${ }^{m} \mathbf{1 0 5 T H}$ st, $\mathbf{2 6} \mathbf{E}$, ( $6: 1610$ ); ext of $\$ 39,000$ mtg to Dec28'16 at $5 \%$; Dec20'11; Jan15'12 ${ }^{\mathbf{m} 106 T H}$ st, 322 w , ( $7: 1891$ ) ss, 61 e Side dr, ${ }^{39 \times 3 \times 17^{\prime} 12, ~ d u e, ~}$ Jan17'12, due \&c, as per bond; Ward
Brower, 300 Central Park W to Marion J Barkley, 22 E 47 . 1,000 ${ }^{\text {m}} 107 \mathrm{TH}$ st, $\mathbf{7} \mathbf{w},(7: 1845) \mathrm{ns}, 125 \mathrm{w}$ Cen-
 change Reaity Co with Lawyers Title Ins m109TH st, $317 \mathbf{E},(6: 1681)$ ext of $\$ 16,000$ Aymar Sands, 58 W ${ }^{\text {is }}$ trste Mary $F$ T
Norwood \& ano with Bertha Kaufmann ${ }^{m} \mathbf{1 0 9 T H}$ st, $\mathbf{2 2 9} \mathbf{E},(6: 1659) \mathrm{ns}, 335$ e 3 av 18.7x100.10; pr mtg \$8,300; Jan12; Jan1 '12, due, \&c, as per bond; Anna M Cefola
to Abr Cohen, 14 E 97 . ${ }^{\mathrm{m}} \mathbf{1 1 2 T H}$ st, $39 \mathbf{W}$, (6:1596) ; ext of $\$ 55,000$ mtg to Nov7'16 at $5 \%$; Nov25'11; Jan 1512
N Y Life Ins Co with Merida Realty Co.
nom ${ }^{m} \mathbf{1 1 2 T H}$ st, $43 \mathrm{w},(6: 1596)$; ext of $\$ 55,00$ mty to Novilit at $5 \%$; Nov2511; Jaly Co. ${ }^{\text {m }} 112 \mathrm{TH}$ st, $56-60$ E, ( $6: 1617$ ) ss, 162.6 w Jank'12, due Jan1; $22 ; 6 \%$; Barnet Turner \& Pa Adolphe to Saml N Freedman, 18,000
Riverside dr. ${ }^{m} 113 T H$ st, $\mathbf{3 2 6} \mathbf{w} \mathbf{w}$, (7:1847) Ss, 70 e Man hattan av, $16.8 \times 100.11$; PM; Jans; Jan1 M Jencks, 1 Mt Vernon pl W, Baltimore, ${ }^{m 113 T H}$ st, $103 \mathrm{E},(6: 1641) \mathrm{ns}, 20$ e Park av, $16 \times 100.11 ;$ Jan15; Jan16 ${ }^{\text {M }}$ Burdsall, 12 m113TH st, 215-7 E, (6:1663) ext of three Jan10. Jan16'12: Bank for Savings with Albt Stokes, 214 Riverside dr \& Orlando $A$ m115TH st, 336 E, $(6: 1686)$ sws, 200 nw 1 av, tha Robinson of Far Rockaway, LI to Leah Cohn at Kensington Gardens, Far ${ }^{m} \mathbf{m 1 6 T H}$ st, 413, E, (6:1710) ext of mtg for $\$ 8,000$ to Nov1'14, at $5 \%$; Dec6'11; Jan12
$12 ;$ Poughkeepsie Savgs Bank with Rocco m116TH st, $\mathbf{3 0 2} \mathbf{W},(7: 1848)$; ext of $\$ 17$,-
 ${ }^{6} 12$, Lawyers Mtg Co with Theresa Germ116TH st, 49-51, E, (6:1600); ext of $\$ 60$,000 mtg to Sept29'13 at $5 \%$; Oct6'11; Janis

 Levin with Abr Goldsmith, $50 \mathrm{~W}, 75$, \& Samonn Lachman, 313 W 106, trste sam1 m11STH st, $\mathbf{3 1 0} \mathbf{E}$, ( $6: 1689$ ); ext of $\$ 36,-$ 17'12; Lawyers Mtg Co with Stonington Realty Co.
m120TH st, 320
E, (
( $6: 1796$ ) ; ext of $\$ 6,000$ m120TH st, 320 e, $(6: 1796$ ); ext of $\$ 6,000$
mtg to Jan 15 at $5 \% 9$ Jan2; Jan 1512,
Chas H Marshall with Maurice Toft. nom
 12, demand, $6 \% ;$ Chas o Saxton, Alice M Taylor, Minnie A A Ay, Daisy S Robin10 av, Bklyn. m121ST st, $348 \mathrm{w},(7: 1947)$ SS, 126 w Manhattan av, $15 \times 100$.11; Jan18, 12 due, \&c, as Trust Co, 5,000 m121ST st, 148-50 E, (6:1769) ; ext of $\$ 39$,Lawyers Mtg Co with Leonhard Realty
m122D st W, nec Manhattan av, see Manm122D st W, nee Manhattan av, see Manm123D st $\mathbf{~ s t , ~ s w e ~ s t ~ N i c h o l a s ~ a v , ~ s e e ~ M a n - ~}$
hattan av, sec 123 . m123D st $\mathbf{W}$, sec Manhattan av, see Man-
hattan av, see 123 . m123D st, 258 W, (7:1928) ss, 216.8 e 8 av. Power to Emigrant Ind Savgs'Bank. 1,500 ${ }^{m} 123 \mathrm{D}$ st, $\mathbf{w}$, ( $7: 1977$ ) ss, 100 w Ams av, Scheer-Ginsberg Realty \& Constn Co to
Title Ins Co of N Y.
12,000 ${ }^{\text {m123D st }} \mathbf{w}$, same prop; certf as to above m127TH st W, nee Riverside dr, see River${ }^{m 128 T H}$ st, $123 \mathrm{w},(7: 1913$ ) ; ext of \$17,$16 \cdot 12$; N Y Orthopaedic Dispensary \& Hos$\mathrm{m}_{131 S T}$ st. $36 \mathrm{w},(6: 1728)$ ss, 476.8 w 5 av,
Chertoft

213 Bway. | 26,000 |
| ---: | :--- | ${ }^{\text {m }} 131$ ST $\mathbf{s t}$, $\mathbf{3 6} \mathbf{W}$; sobrn agmt; Jan 12 ; Jan ${ }^{m 133 D}$ st, $165 \mathbf{w}$, (7:1918) ns, 150 e 7 av


 Jans. Jan16'12, due July15'14, 6 ' duct av \& 190 . 25 e
 Nichols av, Bliyn.
m142D st, $558 \mathbf{W}$, see Bway, $3478 . ~$
$\mathrm{m}_{142 \mathrm{D}}$ st, $\mathbf{1 1 7} \mathbf{W}$ ( $7: 2011$ ) agmt as to Share ownership in mig Jan5; Jan13'12 m142D st, $\mathbf{1 1 7} \mathbf{W}, ~(7: 2011)$ ext of $\$ 51,000$
$\mathrm{mtg}^{2}$ to Jan5'17 at $5 \% ;$ Jan5; Jan13'12; N Y Life Ins Co with $117-119 \mathrm{~W}$ 142d St Inc, 117
W 142 \& Jos J Silver, 1738 Clay av. nom $\mathrm{m}_{142 \mathrm{D}}$ st, $102-8 \mathrm{~W}$, ( $7: 2010$ ) ss, 100 w mtgs, ea $\$ 50,000$; Janir12, due, \&c, as per
bond; 142 d St \& Lenox Av Co to Sound Realty Co, 128 Bway. 100,000 m142D st, 102-S W; two sobrn agmts; Jan
17'12; same \& Sound Realty Co with N Y 17 '12; same \& Sound Realty Co with N Y ${ }^{\mathrm{m} 142 D}$ st, 102-S W; certf as to two mtgs for $\$ 50,000$ each; Jan17'12, 142d St
Lenox Av Co to Sound Realty Co, 128
 Ams av, $50 \times 99.11$; Jan16; Jan17'12; $3 y 5 \%$;
Reginald P Bolton to Title Ins Co of NY .
50,000 m147TH st, 510-2 w, (7:2078) ; sobrn agmt
Jan16; Jan17'12; Geo R Cannon with same. m147TH st, 510-2 W, (7.2078) SS 00 Ams av, $50 \times 99.11$; ext' of mtg for $\$ 8,000$ to Cannon with Regniald $P$ Bolton, 638 W ${ }^{m 14 S T H}$ st, 628-32 $\mathbf{W}$, see Riverside Dr
 to st, Xw24.4 to beg; PM; Jan12'12; 2 y ${ }_{m} 162 \mathrm{D}$ st, 601 W , see Bway, 3881-3.

 installs, $6 \%$; Comfort Realty Co to Fredk ${ }^{m} 163 \mathrm{D}$ st, $537-43 \mathrm{~W}$; certf as to above ${ }^{m} 17$ STH st W, sec Ft Washington av, see ${ }_{m} 1$ 79TH st, $521 \mathbf{W}$, (8:2152) ns, 63 e Audubon av, $16 \times 75$; pr mtg $\$ 7,200$; Decil3'11; | Jan15'12, due Mar23'12, $6 \%$; Lucille L |
| :--- |
| Laing, 70 W 133, to Wm Appelwhaite, 66 |

mis6TH st W, swe Audubon av, see Audum1S6TH st $W$, sec Wadsworth av, see St m186TH st W, swe St Nicholas av, see St Nicholas av, SWc 186 .
m207TH st W, nue Post av, see Post av, m218TH st W, (8:2243) ss, 146.2 e Park Ter W, 25x100; Jan8; Jan10'12, due, \& \& e, as on 230 th, ns abt 200 w Bailey av; corrects error in last issue when 1st line was omitu ${ }^{\text {mav }}$ A, 1610, ( $5: 1582$ ), nec 85th (Nos $501-$ sina wife Fredk Meinken to Emigrant InmAv, A, 1610; two sobrn agmts; Jan13; ${ }_{7} \mathbf{A v}$ B, 68, $(2: 400) \mathrm{wS}, 48.2 \mathrm{~s} 5 \mathrm{th}, 15.11 \mathrm{x}$ 73.9; PM; Jan 18 '12, 3 y $51 / 2 \%$; Jacob Fish to
Lawyers Mtg Co, 59 Liberty.

 48.2x73.9; PM; Jan18'12, 5 y5 $1 / 2 \%$; Jacob ${ }_{m} \mathbf{A v}$ B, 66-74, $(2: 400)$ swc 5 th (No 550 ), $73.9 \times 80.3 ;$ PM; pr mtg $\$ 76,000$; Jan18 12, 1 y
$6 \%$; Jacob Fish, 370 E 8, to Meyer Vesel1,
7675 av. ${ }^{\text {m }}$ Audubon av, ( $8: 2157$ ) swc 186th, 160.2 x Englander with Columbia Trust Co, 135 ${ }^{m}$ Amsterdam av, 1865, (7:2067) es, 138.11 Tilmil Realty Co, 309 Bway to Priscilla T
P Starin, 169 W 93 . m Amsterdam av, 1865, (7:2067) es, $138.11 \mathrm{~S}^{\text {S }}$
$153,19.6 \times 100 ;$ PM; pr mtg $\$ 16,000 ;$ Jan 12 Jan13'12;3y6\%; Jos Garfinkel to Tilmil
${ }_{m}$ Amsterdam av, 1783, (7:2063) es; 24.11 n Wm T T Purdy to German Savgs Bank, 157
4 av. mBroadway, es, $\mathbf{6 0 . 2} \mathrm{n}$ 185th, see St Nich-
olas av, swe 186 . ${ }_{5}$ mBroadway, 3478, $(7: 2073$ ) sec 142 d (No 558), $20 \times 70 ;$ Jan15; Jan16'12, due Apr15'12, than J Packard, 411 West End av \& ano. mBroadway, (4:994), 42d st \& 7 av, "Hei-
delberg Bldg," leasehold; agmt same as in deeds (see deeds even date); J F Arnold et al as committee parties 1 Lht pt wankershire Realty Co, party 2 d pt, \& party 3 d pt , also recorded in deeds) ; Dec


mBroadway, 3881-3; certf as to aboy op, Janl 12 ; same to same Bennett av, (8:2180) ws being plot begins $9,088.2$ n from ss 155 th $\& 2,461.6 \mathrm{w}$
from es 10 av, runs n40xe 204.9 to ws Ben3yb\%\%; Ernestine Beinfield, 601 W Wht. to
mbroadway, 2381-7, (4:1235) nwe 87th (No bond; Mary ${ }_{T}{ }_{T}$ Donovan to Greenwich ${ }^{m}$ Columbus av, s20, ( $7: 1855$ ), sal Ls; Jan mColumbus av, s20, (7:1855), Sal Ls; Jan
$17 ;$ Jan18'12, demand, $6 \%$; Patk J Doyle to
Lion Bwy, 104 W 10s.
8,100 $\mathrm{m} \mathbf{F t}$ Washington av, $(8: 2176)$ sec 178 th ,
$105.3 \times 100.11 \times 109.11 \times 10.2 ;$ ext of $\$ 10,000$; mitg to Jan9'13 at ${ }^{6} \%$; Jan17'12; Jerome mFt Washington av, (8:2179) ws, 276.5 s .
Northern av, $113.3 \times 253.8 \times 244.10 ;$ Jan16; Jan17'12, 5y5\%; Guide Realty Co, ${ }^{2 S 75}$
Bway, to Henry Wioettger, ${ }^{254 t h}$, bet
Independence av \& Palisade av. 40,000 mFt Washington av, $(8: 2179)$ same prop;
certf as to above mtg; Jani6; Jan17'12; mame to same. an18'12, due Novi $09.6 \%$; Henry, David \& Marcus Posner \& Jennie, wife Isidor Co-
hen, heirs Rosalie Posner, to Frank Cohen.

Lexington av, 1486, (5:1524) ext of $\$ 9,50$ mtg to Aug15'15 at $6 \%$ Jan11; Jan13'12 eux, 75 Sunnyside dr, Tonkers, NY. nom ${ }^{m}$ Lexington av, swe 74th, see 74th, 142 E 0x80: Jan 16,12 , $6 \mathbf{6 S}$, ( $5: 1305$ ) ws, 109 n 50 th M Marks to Title Guarantee \& Trust Co. ${ }^{m}$ Madison av, 1309, (5:1404) , ext of $\$ 18$, 16'12: Greenwich Savings Bank with Sarah manhattan av, nee 122D, see Manhattan mMadison av, 1455, (6:1606) es, 50.11 n $6 \%$; N \& Z Realty Co to Lionel Jaeger, 508
madison av, 1455; certf as to above mtg; ${ }^{m}$ Manhattan av, (7:1949) sec 123d, 100.11x
 15 Wall. mManhattan av (7:1949); same prop; certf
as to above mtg; Dec13'11; Jan15'12; same as to abo
to same.
manhattan av. (7:1949) nec 122d, 100.11x $6 \%$; Hancock Constn Co to City Mty Co,
15 Wall.
105,000 mManhattan ar ( $7: 1949$ ) ; same prop; certf
as to above mtg; Dec13'11; Jan15'12; same mManhattan av, (7:1949) sec 123d, 100.11x MANHATTAN AV, (7:1949) nec 122d, 100.11x100; sobrn agmt; Jan5; Jan1512; ${ }^{m}$ Madison av, 1716, (6:1619); ext of $\$ 7,000$ mtg to Dec18'14 at $5 \%$; Dec3011; Janls nom mMadison av, 1261, (5:1502) nec 90th (Nos ss, abt 155 e Church, -x-i Jan3; Jan13'12, Adolph Hirschfield, 2225 Bway. notes, $50 \theta$

 Harry Palhowitz.

 mPost av, $(8: 2223)$ nwe 207th, $100 \times 155 ;$ pr
mtg $\$ 107,000 ;$ Jan12; Jan15'12, due, \&c., as per bond; Chas Hensle Realty Co to Edw
Ince, 132 Lawrence. mPost av, (8:2223); same prop; certf as
to above mtg; Jani3; Jan15'12; same to
same. same $\underset{\text { miverside }}{628-32), ~ d r, ~(7: 2094)}$ sec 148 th (Nos to Jan15'15 at $5 \%$; Jan15; Jan16'12 Max ${ }_{475} \mathrm{~W}$ W 141 . Nicholas av, \& Geo F Picken, mRiverside Dr, 220, (4:1253) nec 94th, runs
e139.5xn100. $8 \mathrm{xw} 50 \times \mathrm{S} 25.2 \mathrm{xw} 68 \times \mathrm{x} 0.1 \mathrm{xw} 30.4$ to
 Schwegler with Welfare Realty \& Constn
Co, 111 W nom
104.
 Dr xs76 to beg; supplemental to mtg re-
corded Dec1'0s; pr mtg $\$ 316,500 ;$ Jan12

mRiverside Dr, 220, (4:1253) nec 94th, runs
e139.9xn100.8xw $50 \times \mathrm{s} 25.2 \times \mathrm{x} 68 \times \mathrm{s} 0.1 \mathrm{xw} 30.4$ to
 Ship in me Chas J Butterley, 127 Schweg-
ler with
Bklyn, \& Jacob Busch, 1035 Faile. $\begin{gathered}\text { nom } \\ \text { nom }\end{gathered}$
 550 Decl'11; Jan17'12, due Mar1'14, $6 \%$ :
Hanover Estates, 39 Cortlandt to Harry B
Davis. Mt Vernon, NY. mSt Nicholas av, swe 123D, see Manhat-
mSt Nicholas av, (8:2166) swe 186 th, runs
s157.2xw 300 to Wadsworth av xn155.2 to st xe 300 to beg; also WADSWORTH AV,
$(8: 2167)$ ws, $6.2{ }_{n} 185$ AD, runs n154.5xw
$150 \times n 2$, beg; ext of three mtgs aggregating \$85,Life Ins Co with $\mathrm{N} \dot{\mathrm{Y}}$ Real Estate Secur-
ity $\mathrm{Co}, 7$ Pine.
nom mWadsworth av, ws, $\mathbf{6 0 . 2}$ n 185th, see St madsworth av, se
${ }^{\text {mWWest End av, }} \mathbf{7 9 8},(7: 1870)$ es, 51 s 99 th, est as per bond; Dec30'11; Jan16'12. Saml End av. with Peter J Brennan, 788 West ${ }^{m}$ West End av, (4:1182) swe 71st (No 300) 19.5x82.10; Jan18'12, 5y41/2\%; Myrtle L Young Men's Christian Assn, 124 E 28. 26,600 ${ }^{\text {m 1 ST }}$, av, 2267, (6:1688) ws, 71.11 n 166 th, $6 \%$ Angiulina Parlato, 2250 1 av to Eliza mist ave 2207, pr more $\$ 16,000$, Janis

 ${ }^{\mathrm{m} 1 S T} \mathbf{~ a v}, 346,(3: 952)$ es, 46.6 n 20th, 22.6 x | 41/2\%, Leon S Altmayer, 150 W 79 , to Max |
| :--- |
| Greene \& ano, 53 E |
| 101 | m2D av, 485, ( $3: 908$ ); ext of $\$ 22,000 \mathrm{mtg}$ Morris Glucksman with Jno A Brown, Jr, 9 9 th, 53.8 N125; ext of \$16,500 mtg to Jan1'15, interest as per bond; Jan15; Jan17'12; Rose

Menschel with Adolf Mandel. ${ }^{\text {mind }}$ av, 1939, (6:1656); sal Ls; Jan17; Jan Antoni to Henry Elias Bwg Co, 403 E 54 .
m3D av, 977, (5:1332) es, 50.2 n 58th, 25.1 x Tuxedo Realty \& Constn Co, $90 \frac{\mathrm{~W}}{} \mathrm{~W}$ all, to ulius Goebel, 120 E 95 . 38,000 ${ }^{\text {m }} \mathbf{3}$; Jan av, 977 ; certf as to above mtg; Jan med av, 977; sobrn agmt; Jan16; Jan18'12; m3D av, $1384,(5: 1413) \mathrm{ws}, 50.9 \mathrm{~s} 79 \mathrm{th}, 25.6$ C Kane to Mary A Douglas, at So Wrind${ }^{3} \mathbf{3 D}$ av, 244, (3:876) sal Ls; chattels, \& Jan11; Jan12 $12 ;$ demand; $6 \%$ Frank $J$ Redmond, $244{ }^{3}$ av to The F \& M Schaefer m3D av, 1870, (6:1631) sal Ls; Dec21'11
 m3D, 949, (5:1330), es, 22.5 S 57 th, $26 \times 70$; Jan16'12, due Septit'12, 5 , ; May M Lind-
say to Emigrant Indus Savings Bank, 51 Chambers. 1,000 m5TH av, $707,(5: 1291)$ es, 30 n $55 \mathrm{th}, 22.5 \mathrm{x}$ G Langdon, of Morriszown, NJ, to U is
Trust Co of N Y, 45 Wall. ${ }^{\text {m5TH }} \mathbf{~ a v , ~} 711,(5: 1291)$ es, 80.5 s $56 \mathrm{th}, 40 \mathrm{x}$ 100 Jan12; Jan $1{ }^{\prime}$, $12,5 y 411, \%$, Woobury Trust Co, 45 Wall. W . ${ }^{m} 5$ TH av, 349-53, see 81 st, 125 E.
${ }^{m} 7 \mathrm{TH}$ av, swe 42d, see Bway, 42 d st \& 7
mדTH av, 1800, (7:1826) nwe Cathedral Jan12; Jan1312, due, \&c, as per bond; Winston Holding Coo, 1200 Mad av to Isi-
dore Levy, 226 W
113 . ${ }_{12}$ mTH av, 1800 ; certf as to above mtg; Jan m7TH av, 2189, (7:1914) es, 81.2 s 130 th,

 $1 s t$ yr
Fredk
N
N
$5 \%$
Lawrence, m9TH av, 333, (3:727) nwc 29th (No 401) ; Michl F McCourt to Cath Tighe, 124 Park m9TH av, 333, (3:727) nwc 29th (No 401) mand, $6 \%$; same to ${ }^{\text {to }}$. Clausen-Flanagan
 at $41 / 20$; Jan16'12; Lawyers Title Ins \& ${ }^{m} 10 \mathrm{TH}$ av, 530 , (3:737) es, $32.3 \mathrm{~s} 40 \mathrm{th}, 17.2$ x 60 Janis' $12,5 y 5 \%$, Chas A Wingert Spring Lake, NJ, to Chas H Reilly ${ }^{2348}$ it
av. trste for Thos J Reilly will $\begin{aligned} & \text { Thos } \\ & \text { O'Reilly. }\end{aligned}$ (0,000 ${ }^{\text {m }} 10 \mathrm{TH}$ av, $\mathbf{5 3 2 - 4 ,}$ ( $3: 937$ ); sobrn agmt; Jan Chas H Reilly, 23487 av, trste for Thos J m10TH 60; sobrna ammt; Jan18, es, Chas A Wingert
\& Thos Blake with Chas H Reilly, 23487 av, trste for Thos Reilly will Thos ${ }^{m} 10 \mathrm{TH}$ an, 462-4, (3:737) Sec 40th, $60 \times 32.3$ Lake N.J to Chas A Wingert, at Spring trste for Thos J Reilly will Thos O'Reilly,

 Savgs Bank with Peter MeGirr, 100 W 80 .

## MISCELLANEOUS MORTGAGES.

## Borough of Manhattan

## ${ }^{m}$ Certf as to mto dated Jan12'12 covering Constn Bkiyn; Jan12; Jan18 2 ; Hartman ${ }_{i}$ Certf as to mtg for \$1,500 covering land operative Suburban Real Estate Exchange to Margt G Story, <br> monkers, N Y (Miscel) certf as to mtg for $\$ 11,000 ;$ Jan10'12; Jan13'12; Realty \& Commercial Co to Anna M Carrere.

## MORTGAGES

## Borough of the Bronx

## mArthur st, nwe Elwood pl, see El

 mBeck st, (10:2711) ws, 115 n Intervale av, $79.11 \times 100 \times 23 \times 115 ;$ bldg loan; Jan16'12; 1 y$6 \%$; Absar Realty Co to Lawyers Title Ins \& Trust Co, 160 Bway. mBeck st, $(10: 2711)$ same prop; certf as to
above mtg; Jan1 ${ }^{\text {mbeck st, }}(10: 2711)$ same prop: PM; pr same to Henry Morgenthau Co, 165 Bway.
${ }_{1295}^{\text {m }}$ Chisholm st, swe Freeman, see Freeman,
${ }^{\text {m Catherine }}$ ( ${ }^{(\%)}$ nec 238 th, $50 \times 119.9 \times 50.5 \mathrm{x}$ 3y6\%; Annie Prochaska to Corporate Mtg ${ }^{m}$ Coste Coster st, 636, Jard av, $20 \times 100$; Janil; Jan es, 400 , due Spof-
fob1 Eliz M Trafford, at Short Hills, NJ. 6,000 ${ }^{\text {m}}$ Coster st, (10:2769); same prop; certf as same.
${ }^{m}$ Coster st, 654, $(10: 2764)$ es, 220 s SpofHunts Point Estates, a corpn, 165 Bway, to Sarah L Payne, 98 Park av. 5,500
${ }_{m}$ Elwood pl, (*) nwe Arthur, $25 \times 100$; also 228 TH ST, (*) ss, 105 e 6 av, runs e102xsw Emma N Polak to Max Salamon, 198 Smith,
mFulton st, ( ${ }^{*}$ ) es, $229 \mathrm{~s} 242 \mathrm{~d}, 100 \mathrm{x}$-to White Plains rd, x-x146.11, WashingtonSs gore B, runsw- to line bet lots $44 \& 45$
 105 w Bronxwood av, 100x114; also 231ST
ST E, (*) ns, 105 w Bronxwood av, 100 x 114, Wakefield; pr mtg $\$ 15,000$; Mar2 $7^{\prime} 09$; helmina Reinhardt. $J$ Reinhardt to Wil-
${ }^{m}$ Fox st, ssve Westchester av, see West-
${ }^{m}$ Freeman st, S71, see Stebbins av, 1318. ${ }_{\text {moleman }}$ Freeman $\mathbf{~ 1 2 9 5 , ~ ( 1 1 : 2 9 7 0 ) ~ S w e ~ C h i s - ~}$ due \&c as per bond; Cath Milne to Ma-
thilda Plundeke, 1295 Chisholm.
500 mFreeman st, swe Vyse av, see Vyse av, ${ }^{m}$ Irvine st, (10:2761) es, 100 n Seneca av, Lazar to Christian Sprado, 95 E ; M16, gris mirvin so mIrvine st,
agmt; Jan10; Jan12'12; Jos E Drop; sobrn
Dutey with ${ }^{m}$ Jennings st, (11:2977) nee Minford pl Jan 15; Jan16'12, due May1'12; 6\%; Edw Rafter, 43 W 86 to Leonard Weill, 76 W W 102 .
${ }^{m}$ Kelly st, S31, (10:2702) ws, 186 n Long ; Jan12, 12; installs; $5 \%$; Benj \& \& Frank Locker to Brocaval Realty \& Holding Co,
$61-3$ Park row.
mMain st, (*) es, 25 S Mary, 25x97.9x25x
$98.4 ;$ pr mtg $\$ 2.000^{2}$ Jan5; Jan15'12, due, \&e, as per bond; Caroline Wenninger to
 av (No 1260) 16.8x42.9x16.3x42.2; PM; Jan
${ }_{n}$ Van, 302 W 105 .
mard pl. mtgs, ea $\$ 30,000 ;$ Jan15; Jan16'12, due July m'gs, ea $12 ; 6 \%$; Stability Realty Co to Terrain mMinford pl, (11:2967) ws, 173.10 s Boston rd, $75 \times 100$; certf as to two mtgs for $\$ 30,-$
000 ea; Jan15; Jan16'12; Stability Realty muontcomery pl sws 75.2 se Welle v , $150 \times 100$; also WHITE PLAINS AV (*) ws, 30.1 S Westchester av, $75 \times 162.9 \times 75 \mathrm{x}$
164.1 ; also ARNOLD AV (*) ws, 300 S Libby $150 x$ - to high water mark on east bank der water of said creek; Also PELHAM RD (*) ws, 920.7 S Libby, 275x PELEHAM 156.5; also 175 TH ST (*) wS, 280.3 s Westlot 5 blk $D$ map portion Matson $S$ Arnow Estate, $32.6 \times 100.11 \times 17 \times 102.10$; also WEST$167.6 \times 100 \times 169.5 \times 100$, except part for West chester av; pr mtg \$ $\$$ - $;$ Jan13; Jan15'12 Sullivan, 343 E 141 . Realty Co to Michl mmontromery $^{\text {pl }}$ (*); also WHITE PLAINS AV (*)
also PELHAM RD (*) ARNOLD AV (*) above mtg; Jan13; Jan mTaylor st, ( ${ }^{( }$) es, 200 s Morris Park av $25 \times 100$, except pt for sts; Jan 9 ; Jan 18 ' 12 ,
$5 \mathrm{y} \%$, Henry Stuhlman, 1740 Taylor to
mVan Buren st, swe Morris Park av, see
Morris Park av, swe Van Buren. ${ }^{m} 139 \mathrm{TH}$ st, $\mathbf{3 4 2} \mathbf{E},(9: 2301)$ ext of $\$ 14,000$ Margt $D$ Bishop with Louisa Heine, 468
E 139. ${ }^{m 140 T H}$ st, $\mathbf{6 7 5} \mathrm{E},(9: 2285$ ) lis av, $17.9 \times 100 ; J$ Jan $155^{\prime} 12,3$, $35 \% ; \mathrm{Wm}$ A Huntington to Emigrant Indust
Bank.
6,500
m143D st, 271 E, see Morris av, 384-98. ${ }^{m 144 T H}$ st E, see Morris av, see Morris av ${ }^{\text {m }} \mathbf{1 4 8 T H}$ st E, $(9: 2337) \mathrm{ns}$, 375 w Morris av, $25 \times 106.6 ; \mathrm{pr}$ mtg $\$ 4,500 ;$ Jan10; Janis 12 ,
due Mar1'i3; $6 \%$; Eric, Arthur, Hedwick \&
Ellen Borkstrom to Danl Woodcock, 1166 Ellen Borkstron
Pacific, Bklyn.
m151ST st E, nwe Union av, see Union av
 Caspar Bornmann or Caspar Bornamnn, Jr
to Adam Dennerlein, 403 E 160 .
7,00
. m15\%TH st E, ( $9: 2404$ ) nes, 224.6 se Court landt av, $25 \times 100 ;$ pr mtg $\$ 5,000$; Jan15; Jan $16 \prime 12 ; 3 y 5 \% ;$ Benj Benenson to Jno J $\underset{3,000}{\text { Fell- }}$
ner, 430 E
155. m15STH st E, $(10: 2630) \mathrm{ns}, 100 \mathrm{w}$ Trinity Jan 1 ' 17 at $51 / 2 \%$; Jan 17 '12; Manhattan Mtg Co with Cohen \& Eckman Corpn, 1062
Morris av. m15STH st E, nwe Trinity av, see Trinity ${ }^{\mathbf{m} 162 \mathrm{D}} \mathbf{\text { st, }} \mathbf{4 2 5} \mathbf{E},(9: 2384) \mathrm{ns}, 233.9$ e Melrose av, ${ }^{37.6 \times 100 ; ~ P M ; ~ p r ~ m t g ~ \$-~} 10$; Jan16'12; 3y $6 \%$; Jno J Fellner to Jno Muth, 423 E 162d. 4,000 m167TH st E, ( $10: 2613$ ) SS, 107.6 W Boston
rd, $45 \times 110 \times 41.11 \mathrm{x}$ irreg; ext of $\$ 34,000 \mathrm{mtg}$ rd, $45 \times 110 \times 41.11 \mathrm{x}$ irreg; ext of $\$ 34,000 \mathrm{mtg}$
to Jan15 17 at $5 \%$; Jan $15 ;$ Jan $1712 ; \mathrm{U} \mathrm{S}$ Savgs Bank with Moorehead Realty \& ${ }^{m} 172 \mathrm{D}$ st, E, swe Hoe av, see Hoe av, swe 172.
 as per bond; Matthew $W$ Del Gaudio to Peoples Trust Co, trste, Jos J Gleason, 181
Montague, Bklyn. Montague, Bklyn
m175TH st E, ws, 280.3 s Westchester av
see Montgomery pl, sws, 75.2 Se Walker ${ }_{m 175 T H}$ st, E, (*), ws, 300 n Story av, 100 Haussmann, 2246 Webster av, to Eliz Dietrich at Hackensack, NJ. Story av, 100
m175TH st E, (*), ws, 200
$n$ Haussmann, 1114 Intervale av, to Eliz
Dietrich at Hackensack, NJ. m176TH st W, nuve Davidson av, see Grand m176TH st, W, nwe Davidson av, see Grand ${ }^{m} \mathbf{1 7 6 T H}$ st $\mathbf{W}$, nec Grand av, see Grand miz6TH st, $(11: 2802) \mathrm{ns}, 168$ e Mt Hope av
(Monroe av) $41 \times 114.4 \times 40.9 \times 118.11$; Jan 17 ; Jan18'12, 5y5\%; Wm C Bergen to Alice C ${ }^{m} 177^{\prime W H}$ st W, see Davidson av, see Grand m177TH st W, swe Davidson av, see Grand ${ }^{m} 177 \mathrm{TH}$ st W , sec Grand av, see Grand $\mathrm{m}_{179 \mathrm{TH}}$ st $\mathbf{E},(11: 3068)$ ss, 91 w Hughes $5 \%$; Mary Thatcher to Lawyers Mtg, Co, ${ }_{2}{ }^{m}$ 180TH st $\mathbb{E}$, nee Ryer av, see Ryer av, misiST st, $\mathbf{E ,}$ ss, 100 e Mapes av, see
Mapes av, sec 181. ${ }^{m 181 S T}$ st E, sec Mapes av, see Mapes av ${ }^{m} 183 D$ st $\mathbf{E}$, nwe Morris av, see Morris ${ }^{m}$ 187THE E, nee Marion av, see Marion av, ${ }^{m}$ isfTH st E, nwe Arthur av, see Arthur missTH st
mambreleng av, nwe Ca
Came
188.
m203D st, ( $12: 3308$ ) ss, 823.6 w Williamsbridge rd or Briggs av, $25 x 100$; Jan8; Jan
$16{ }^{\prime} 12$, $1 \mathrm{y} 5 \%$; Carrie L Rogers to Ellen Connor, 1230 Fulton av. Rogers to 1,000 $\underset{\text { most av }}{\text { mo3D }}$ st swe Hall av, see 203 d E , sec m203D st E. (*) sec Post av, runs e 200 to Hall av, xs100xw100xs50xe100 to Hall av, xs101 to rd to Westchester, xnw 220.11
to Post av, xn156.7 to beg; PM; Jan11; Jan 15'12, due, \&c, as per bond; Jno Knewitz, White Plains rd. 6,000 m213TH st (*) ns, 275 e Maple av, 100 x
100 e ext of mtg for $\$ 2,000$ to Aug2 15 at $5 \%$; Nov29'11: Jan12'12; Bernard A Myers 1452 Bway.
m216TH st, (*) ss, 50 w Tilden av, $25 \times 100$
nom pr merg interest as per bond; Beatrice Tuoti 13, interest as per bond; Beatrice Tuoti m21STH st E, swe $\mathbf{B r}$
Bronxwood av, swe 218 .
mp23D st E, (*) ss, 205 e 4 av, $25 \times 114 ;$ Jan
8; Jan12'12; 3y $\%$; Stanislawa Drews to
m22sTH st, E, ss, 105 e $\mathbf{6}$ av, see Elwood m230TH st E, ( ${ }^{*}$ ) ss, 305 e Barnes av, $25 \times 11$ due, \&c, as per bond; Vincenzo Avarello to
Standard Plumbing Supply Co, 814 St Anns
m234TH st E, $(12: 3375) \mathrm{ns}, 750 \mathrm{w}$ Katonah Jan13; Jan15' 12 , due, \&c, as per bond; Ella 3,000 m235TH st E. SS, 750 w Katonah av, see
234 th E, ns, 750 w Katonah av. ${ }^{2} \mathbf{2 3 7 T H}$ st E, $(12: 3386) \mathrm{ns}, 325 \mathrm{w}$ Martha av, $25 \times 100 ;$ pr mtg $\$ 2,500 ;$ Jan17; Jan18'12,
due, \&c, as per bond; Karoline Henrich, 124 ' Wilbur av, L I City, to Jno Nemecek, 428 E 73.
m23sTH st E, nec Catherine, see Catherm23sTH st $\mathbf{E},(12: 3378)$ ss, 400 e Kepler av, $20 \times 100$; Jan 17 ; Jan18'12, due, \& c, as per
bond; Otto P Schroeder, 243 E 236 , to bond; Otto P Schroeder, 243 E 236 , to
Fanny Lomas, 1941 Grand Blvd \& Con-
course.
m240TH st $\mathbf{E}$, (*) nec Carpenter av, 50 x mo, Washingtonville; Jan15; Jan16'12, $3 y$
$6 \%$ Mathilda K May, 621 E 240 , to East$6 \%$; Mathilda K May, 621 E 240 , to East-
chester Savings Bank, 9 S 3 av, Mt Ver-
non, NY.
 113.9 , except part for st \& av; pr mtg $\$ 27$, Gaetana Trombetta, 423 E 118 . $\quad 5,000$ ${ }^{m}$ Arnold av, ws, $\mathbf{3 0 0} s$ Libby, see Mont$\begin{aligned} & \text { gomery pl, sws, } 75.2 \text { se Walker av. } \\ & \text { mBailey av, } \\ & \text { at }\end{aligned} 11: 3239$ ) es, 159.5 s from mBailey av, $(11: 3239)$ es, 159.5 S from S
tangent pt in curve at sec Bailey av \& Kingsbridge rd, $50 \times 100$; Jan 12 '12; 3y $51 / 2 \%$ Eugene $H$ McCauliff of Yonkers, NY to
Park Mtg Co, 41 Park Row.
3,000 mBronxdale av (*) ws 239 nw Cruger, 35
x124x-x116; pr mtg. $\$ 5,500$; Nov14'11; Jan
1212 demand; $6 \%$; Thos J McDonough, 1919 Bronxdale av to Ann J O'Donnell mBurke av, (*) es, 100 n Jefferson av, 25 x Ferd Woidscheck to Conrad Durr, Park av.
mBronxwood av (*) swc $218 \mathrm{th}, 114 \times 105$;
also strip $14 \times 105$, adj above on ns; pr mtg also strip $14 \times 105$, adj above on ns; pr mtg Stanislawa H Wazeter to Polonia Co-Oper$\mathrm{m}_{\mathrm{Bainbridge}} \mathbf{a v}, \quad(12: 3293)$ nwe Kings Jan17'12; 1y $6 \%$; Geo W Howie to Herma E Klappert, 873 West End av. 1,500
 2 mtgs, each $\$ 850$; Jan16'12, $3 y 51 / 2 \%$; Gar-
vey Bros Co, 1911 White Plains av, to Theo vey Bros Co, 1911 White Plains av, to Theo
Schwacke, 200 W
144 . ${ }^{m}$ Bryant av, sec Garrison av, see Garrison ${ }^{m}$ Baychester av, swe Troy av, see Troy av m Cauldwell av, ws,
av,
see $W$ Westchester
av, mCauldwell av, nec Westchester av, see mestchester av, nec Cauldwell av. 95 mCambreleng av, (11:3075) nwc 188th, 95
x100; Jan12'12, due June1'15; 51/ \% ; Garibaldi Realty \& Const Co to Dollar Savgs ${ }^{\text {mCambreleng av, }}$ (11:3075) same prop certf as to above mtg; Jan10; Jan12'12 same to same.
${ }^{\text {m Cauldwell }}$ av, 675, $(10: 2624)$ ws, 500 Apr1'14; $6 \%$; Benj Weissman, 675 Cauld well av to Lizzie Cahn, 1888 Bathgate av
${ }^{m}$ Castle Hill av, sec Westchester av, see estchester av, sec Castle Hill av. ${ }^{m}$ Carpenter av, nee 240th, see 240 th E, $n$ mDavidson av, nee 176th, see Grand ay ${ }^{\text {mDavidson }} \mathbf{a v}$, sec 177 th, see Grand ay ${ }_{\text {m }}$ Davidscn av, swe 177th, see Grand av ${ }^{\text {m}}$ Davidson av, nowe 176th, see Grand ay ws, 128.3 s Tremont av.
mDavidson av, (11:3199) sec Fordham rd
runs e27xsw $15.7 \times \mathrm{xe} 26.8 \mathrm{xsw} 97 \mathrm{xw} 102.2$ to av xne146.1 to $15.7 \times s e 26.8 \times s w 97 \times w 102.2$ to av xne 146.1 to
beg; pr mtg $\$ 14,000$; Jan 5 ; Jan $16{ }^{\prime} 12,3$ y5 $\%$ Louise C Holding, 2426 Davidson av, to Henry Holding, 111 W 130 . mDecatur av, $(12: 3275)$ ws, 109.10 S 193 d ,
$43.9 \times 100 \times 42.8 \times 100.8, ~ \mathrm{SS} ;$ ext of $\$ 25.000 \mathrm{mtg}$ to Jan16'15 at $5 \%$; Jan16; Jan18'12; Lawyers Title Ins \& Trust Co with Baisley \&
Watson Coal Co. ${ }^{m}$ Decatur av, $(12: 3275)$ ws, 153.7 s 193 d , to Jani6'15 at $5 \%$; Jan16; Janis, 12 ; Law yers Title Ins \& Trust Co with Baisley \&
Watson Coal Co. ${ }_{m}$ mecatur av, (12:2375) ws, 197.4 s 193 d 43.9×75.10x43.9x77.3, ss; ext of $\$ 25,00 \mathrm{mt}$ vers Title Ins \& Trust Co with Baisley $\& \quad$ nom
Watson Coal Co.
 43.9x77.3x433.9x78.10, ss; Jan16; Jan18'12
ext of $\$ 25.000 \mathrm{mtg}$ to Jan16'15 at $5 \%$ Lawyers Title Ins \& Trust Co with Bais-
mFordham rd, see Davidson av, see David-
son av, sec Fordham rd.

## son av, sec Fordnam rd.

${ }^{m}$ Grand Boulevard \& Concourse, $2011-3$, 47x107.8; pr mtg \$11,000; Jan11: Jan12'12 $3 y 6 \%$; Christine wife Ernest Wenigmann
to Theo Roehrs, 165 E 176 . ${ }^{m}$ Grace av, (*) ws, 81.1 s Glebe av, $25 \times 10$ x- to Glebe av, x16x90; pr mtg $\$ 5$, Louis Dilberger to Jno C Heintz, 3582 av \& ano.
${ }^{\text {m Glebe av, es, }} 102.6$ s Glebe av, see Grace
av, wS, 81 S Glebe av.
mGrand av, $(11: 2867)$ ws, 128.3 s Tremont
av, $192.10 \times 83.2 \times 193 \times 75$; also GRAND AV, (11:2867) nec 176 th, runs e e206.6 to ws
Davidson av, xn666.6 to ss 177 th , xw- to
Tremont av, xs- to beg, Tremont av, xs- to beg, except part for av, es, 13.5 from an angle pt on es Grand av, es,
av said angle pt being 515.2 n 176 th , runs
ne168.7xe30.2xs193.6xsw60xnw 33 to bes, al-
so DAVIDSON AV $11: 2861$ Sec 177 th
runs s 672.11 to ns 176 th, xe103.3xn669 runs s672.11 to ns 176 th, xe103.3xn669.11 to
177th. Xw66.11 to beg; Jan12: Jan13'12;3y
$6 \%$ Barnthal Realty Co to Lawyers Title
Ins \& Trust Co, 176 Bway. mGrand av; also TREMONT AV; also DAVIDSON AV, same prop; certf as to
above mtg; Jani2; Jan13'12; same to same.
mGrand av, sec 177th, see Grand av, ws,
128.3 s Tremont av. 128.3 s Tremont avith, see Grand av, ws, 93 s 183 d , $50 \times 34$; Coneourse, ( $11: 3158$ ) es, due, \&e, as per bond; Eliz M \& Julia A mGarrison av, ${ }^{(10: 2761)}$ sec Bryant av, 25
x100; July1'11; Jan17'12, 3y5\%; Ella F Dixon to Margt Ehardt, 1380 Prospect av mGarrison
av, $50 \times 100 ;{ }_{2}$ mtgs, each ${ }^{(10: 2761)}$ SS, 2500 ; July1'11 Jan17'12, due, July 14 , $5 \%$; Ella F D Dixon
to Margt Ehardt, 1380 Prospect av. 1,800 mHunts Point av, nwe Lafayette av, see
Lafayette av, nwc Hunts Point av mHoughton av, (*) ns, 205 w Havemeyer
av, $33.4 \times 66.1$ : Jan2; Jan17'12, 2 y $51 / \mathrm{m}$ : Edw A Schill \& Chas Brohmer to Dora L Schrei-
ber, 1033 Mad, Bklyn.
 mtg $\$$ - Jan16; Jan18'12, due, \&c, as per
bond; Adela M Harrington to Manhattan ${ }^{\text {mHoe av, }}(11: 2981)$ swe $172 \mathrm{~d}, 25 \times 100$; agmt shall cover entire lot as above; Jan16; Jan $18^{\prime} 12$; Adela M Harrington, 1478 Vyse av,
with Manhattan Mtg Co, 200 Bway. nom ${ }^{m}$ Hall av, nec Road to Westchester, see ${ }^{\mathrm{m}} \mathrm{Hall}$ av, nwe Rd to Westehester, see ${ }^{m}$ Hall av, swe 203d, see 203 d E, sec Post ${ }^{m}$ Intervale av, 1006, ( $10: 2704$ ) es, 123.11 S 165 th, $37.6 \times 100 ;$ PM; pr mtg $\$ 25$ F Jan15
$12 ; 2 y 6 \%$ Frank Eberhart, 325 E 87 to
Tuily Constn Co, 953 Whitlock av. 1,000 mKingsbridge rd, nwe Bainbridge av, see mLafontaine av, $(11: 3061)$ ws, 112.6 n
$178 \mathrm{th}, 37.6 \times 100 ; \mathrm{pr}$ mtg $\$ 24,000 ; \mathrm{Jan} 9 ; \mathrm{Jan}$ $178 \mathrm{th}, 37.6 \times 100 ; \mathrm{pr} \mathrm{mtg} \$ 24,000 ;$ Jan9 9 Jan
1712 due Apr 1'12; $6 \%$; Weller Meeker
Realty Co to Jos Rice, 2191 Ryer av. 1,400 mLafontaine av, (11:3061) same prop
certf as to above mtg; Jan9; Janil'12 same to same.
mLafayette av, ( $10: 2740$ ) nwc Hunts Point av, $105.5 \times 147.5 \times 100 \times 181$; ext of $\$ 20,000 \mathrm{mtg}$
to Dec16'14 at $5 \% ;$ Dec 20 '11; Jan17'12 to Dec16'14 at $5 \%$;Dec20'11; Jan17'12
Montefiore Home, a corpn, with Cath MeemLudlow av, (*) ns, 155 w Castle Hill av, 50x108, Unionport; pr mtg $\$$ Race; Jan3 hanna Hugues, 1302 Brook av.
mMorris av, 2030, ( $11: 2807$ ) es, 202.11 mMorris av, 2030, (11:2807) es, 202.11 S
Burnside av, $25 \times 100$ Jan11; Jan12'12; 3y
 ${ }^{m}$ Marion av, (11:3025) nec 187th, 99x64; pr mtg $\$-$ 'Jan15'12, due, \&c, as per
bond; Eliz M \& Julia A Coogan to Man-
hattan Mtg Co 200 Bway. hattan Mtg Co, 200 Bway.
molmstead av, (*) es, 105 s Starling av two lots, ea $25 \times 100$, Unionport, two mtgs
ea $\$ 4,000$ Dec1'11; Jan15'12; 3 y $51 / 2 \%$
Starling Realty Co to Central Mntg Co, 60 Wall. mMapes av, $(11: 3111)$ sec 181 st , $25 \times 100$;
also 181 ST st, $(11: 3111)$ ss, 100 e Mapes also 181ST st, $11: 3111$, SS, 100 e Mapes
av, $45.2 \times 91.1$ Jans; Jan16'12, $3 y 5 \%$ Henry
Harms to Margt Callaghan, 436 E 164 . Ha ${ }^{7,500}$
 5.8 to av, xn126.11 to beg; PM; Equal lien
with mtg for $\$ 2,000$; Jani5; Jan17'12, due, \&e, as per bond, Patk Dempsey, 443 Willis
av to Anna J Fulton, 561 W 147 . 2,000 ${ }^{m}$ Morris av, 384-9S; PM equal lien with mtg for $\$ 2,000 ;$ Jann $15 ;$ Jan17'12, due, \&c,
as per bond; same to Louis Huber, 104 Morningside av.
mMorris Park av, (*) swe Van Buren, 104 m Morris Park av, ${ }^{(*)}$ Swc Van Buren, 104
x100x-x106, except pt for Morris Park av Jan15; Janne due, \&c, as per bond
Ursuline Realty Co to Jno H Paradise, 288
E 207. morris Park av, ${ }^{*}$ ) same prop; certf as
to above mtg; Jan15; Jan17'12; same to same. ${ }_{\$ 7}^{m}$ Morris Park av, (*); same prop; pr mtg $\$ 7,000 ;$ Jan15; Jan1712, $2 y 6 \%$; same to
Ignes Pusch, 88 Central Park West. 2,000 mMorris Park av, (*); same prop; certf as
to above mtg; Jan15; Jan17'12; same to same. mMorris av, $(11: 3183)$ nwe $183 \mathrm{~d}, 147 \times 106.9 \mathrm{x}$
$147 \times 108.2$ also MORRIS AV ( $11: 3183$ ) Ws,
71 S 184 th, $125 \times 198.3 \times 125 \times 197$; pr mtg $\$ 25,-$
 morris av, ws, $71 \mathbf{s} \mathbf{1 S} 4 \mathrm{TH}$, see Morris av,
nwe 183 . muott av, $(9: 2343)$ es, 100 s 144 th, $50 \times 129.7$
$\mathrm{x} 49.11 \times 127.4 ;$ Jan18'12, $5 \mathrm{y} 5 \%$; Mott Haven x49.11x127.4; Jan18'12, $5 y 5 \%$; Mott Haven
Realty Co to Poughkeepsie Savgs Bank, at
Poughkeepsie, NY.
mott av, $(9: 2343)$ same prop; certf as to above mtg; Jan18'12; same to same m Nelson av, $(9: 2518)$ ws, 225.9 s 169 th,
runs s $45 \times 47 \times n 4.2 \times w 68 \times n 40 \times e 117$ to beg: Jan16'12; due, \&c, as per bond; Chauncey De Voe, 1423 Jessup pl, to Edw P Orrell, Dr, 461 13th, Bklyn.
mpark av, 4444, $(11: 3037)$. ses, 370.6 sw 182d, 18.3x141; pr mtg $\$ 3,000$; Dec26'11; Jan 12 '12; $3 y 6 \%$; Carrie $H$ Byrne to Louis
mates,
meurk av, 3414, $19: 2388$ ) es, $20.5 \times 104.6 \times 20 \times 99.9 ; \stackrel{76.9}{ } \mathrm{SM}$ Gouver- pr mtg neur pl, 20.5x104.6x20x99.9; PM; pr mtg Schnack to Eliz Schwarzler, 2990 Perry av.
mPelham rd, ws, $\mathbf{9 2 0 . 7}$ \& Libby, see MontmPelham rd, ws, 920.7 s Liblby, see
gomery pl, SWs, 75.2 se Walker av.
${ }_{m}$ Post av, sec 203d, see 203 d E , sec Post av.
mpublic rd (*) ses, 341 sw rd leading from Westchester landing to Boston Post rd, as per bond; Caroline Wenninger to Twen-
ty-Third Ward Bank, $2469 \quad 3$ av.
2,000
mProspect av, $11: 3110$ ) ses, 46 ne 181 st ,
Tremont, $66 \times 150$ PM; Jan $188^{\prime} 12$, $3 \mathrm{y} 6 \%$; Tremont, 66x150; Tassel, Jr to Carrie Popp, Frank C Van Tassel, Jr, to Carrie Popp,
8623 Bay 21st, Bklyn, NY, et al, exrs Jno W Popp.
mProspect av, $(10: 2676)$ ws, 300 n 156 th , $50 \times 161.11 \times 63.9 \mathrm{x} 122.4$, ns; ext of $\$ 45,000 \mathrm{mtg}$, to Jan16'17 at $5 \%$; Jan16; Jan18'12; Law yers Title Ins \& Trust Co with 783 Pros-
mRond Hall av, see
mRoad to Westehester, nec
203 d E, sec Post av. $m_{\text {moad }}$ to Westehes
mRyer av, 20s0, (11:3149) nec 180th, 25 x 12 '12, due, \&c, as per bond; Annie Garrett to Eliz Amon, 131163 av.
${ }_{m}$ Starlinc. av $(*)$, ss, 50 e Olmstead av, 2 lots, ea $25 \times 105$, Unionport; two mtgs, ea $\$ 4,000 ;$ Dec1'11; Jan
Realty Co to Central Mtg Co, $60 \quad$ Wall.
8,000
mStebbins av, 1318, (11:2965) es, at nes Freeman (No 871) runs n87.5xe124.8xs116.5 to st, xw113.1xnw25.2 to Weg; PM to FlorJan15'12; 2y6\%; Geo F
ence M Haskin, 205 W 57 .
 Jan15'12, due, Aug1'14; $6 \%$; Geo Holstein at Spring Valley, NY to Louis Sulzbacher 250 S Bway
${ }^{\mathrm{m}}$ Spofford av, 1260, see Manida, 701.
${ }_{3}$ Summit av, $^{3}(9: 2523) \mathrm{ws}, 636.7 \mathrm{~s} 165 \mathrm{th}$, $31.3 \times 92.2$; ext of $\$ 15,500 \mathrm{mtg}$ to Dec9 14, Holstein with Emeline A Kemp, 441 Park
mTinton av ( 10.2661 ) ws, 93.6 s Home $25 \times 110 ;$ pr mtg $\$ 6,750$; Jan12; Jan 13 '12; 5 y $5 \%$; Margt Fette \& Margt Schroeder, 1145 Tinton av to Edw Schroeder, 99 Meserole. Bkiyn.
mTremont av (*), sec Commonwealth av, 107.9x-x100×71.1; PM; pr mtg \$-: Jan
8; Jan12'12, 3y $6 \%$; Fredk Behr to Philip Lubetkin, 238 Claremont, Mt Vernon, NY.
${ }_{\text {m Trinity av, }}$ av, $(10: 2631) \mathrm{ws}, 100 \mathrm{~s} 163 \mathrm{~d}$, 50 x 125 ; pr mtg $\$ 53,500$; Jan $11 ;$ Jan 12 '12, due, av to Jno Aughton, 916 Trinity av. 600 mTrinity av, $(10: 2631) ;$ same prop; certf
as to above mtg; Jan11; Jan12'12; same to as to above mtg; Jan11; Jan12'12; same to
same.
 12 '12, $2 \mathrm{y} 6 \%$; Cohen \& Eckman Corpn to
Gussie Louis, 1053 Morris av.
5,000 mTrinity av, (10:2630); same prop; cert as to above mtg for $\$ 5,000$; Jan11; Jan12 12 ; same to same
${ }^{\text {m Theriot av (*) }}$ ) es, 100 s Ludlow av, 200x 100; PM; Jan13; Jan17'12, due, \&c, as per Kornahrens, 205 Park pl. Augusta 1,500 ${ }^{m}$ Union av, 619, (10:2664) nwe 151st, 25 x 100; PM; pr mtg $\$ 7,500 ;$ Jan16; Jan17'12; $5 \mathrm{y} 6 \%$ : Jacob Gottlieb \& Herman Rubin to
Max E Bernheimer, 39 W 72 . mTroy av, (*) swe Baychester av, 67.7 x
$300 \times 83.1 \times 299.11$; also STRIP described as follows, plot begins at point in line which is the prolongation westerly of line bet lots 342 \& 352 , said point being distant 25 w from es Palm, runs n325xe92.7 to ws Baychester av xs25 to SS Troy av \& ws
Baychester av xw67.7 to Palm xs 300 xe 25 to beg; PM; Dec27'11; Jan18'12, 5 y5 $1 / 2 \%$; Wm E Young, 59 W 65, to Frank V Taylor, at
Winterhaven, Polk Co, Fla.
2,000 Winterhaven, Polk Co, Fla. 26 n 168 th, 40 x101, except part for av; bldg loan; Jan Streeter Constn Co to Jas G Wentz, 335 West End av.

27,00
${ }^{m}$ Union av, (10:2673) same prop; certf as to above mtg; Jan12; Jan13'12; same to same.
${ }^{m}$ Vyse av, $(11: 2986)$ swe Freeman, $95 \times 50$; Jan16'12, due, \&c, as per bond; Martha Perna to Title Guarantee \& Trust Co. 12,000 mVyse av, $(11: 3127) \mathrm{ws}, 48$ s $180 \mathrm{th}, 38.6 \mathrm{x}$
$103.8 \times 38.6 \times 102 ; \mathrm{pr} \mathrm{mtg} \$ 28,000 ;$ Jan16; Jan 17,12; 2y6\%; Fulson Realty Co, 261 Bway to Julius Ewoldt, 2123 av.
mvyse av, $(11: 11: 3127)$ ws, $48 \mathrm{~s} 180 \mathrm{th}, 38.6$ x103. $8 \times 38.6 \times 102$; certf as to mtg for $\$ 5,000$ Julius twolat 212 av.
${ }^{m}$ Westchester av, 99S, ( $10: 2714$ ) swe Fox sal Ls; Jan9; Jan1712, demand; 6\%; Jno Bracker to Jacob Ruppert, a corp,
3 av.
8,000 3 av.
mWellman av, (*), ns, 200 w Mayflower ay 50x100; Jan3;'Jani5'12, due Feb18'15; $6 \%$; Steffens to Wm Koch on Middletown r near Plymouth av
${ }^{m}$ Westehester av, (*) nws, 65 ne Glover, '12, due, \&c, as per bond: Glover Constn Co to Odell C Butler \& Poughkeepsie Trust Co, trstes Esther O Abel, decd, both at Poughkeepsie, NY.
${ }^{m}$ Westchester av, (*) same prop; certf as to above mtg for $\$ 7,000$; Jan 11 ; Jan 12 '12
${ }_{m}$ Westchester av, (*) same prop; PM; pr $\mathrm{mtg} \$ 7,000$; Janli; Jan12'12, due, \&c, as per bond; same to Commercial Finance Co,
at Poughkeepsie, NY.
1,750
${ }^{\text {m Westehester av }}$ (*) nws, 85 ne Glover 20x67.10x20x67.9, bldg loan; Jan11; Jan12 to Poughkeepsie Trust Co, at Poughkeepsie, NY. ${ }^{\text {m Westchester av, (*); same prop; certf as }}$ a above mtg for $\$ 7,000$; Jan11; Jan12'12;
to same to same
mWestehester av, (*); same prop; PM; pr
mtg $\$ 7.000$; Jan11: Jan12'12, due, \&c, as mtg $\$ 7,000$; Jan11; Jan12'12, due, \&c, as per bond; same to Commercial Finance
Co, at Poughkeepsie, NY. mWestchester av, (*), nws, 105 ne Glover, $20 \times 67.11 \times 20 \times 67.10$, bldg loan; Jan11; Jan $12 ' 12$, due, \&c, as per bond; Glover Constn Co to Poughkeepsie Trust Co, at Pough-
${ }^{m}$ Westchester av, ( $\%$ ) : same prop; certf as to above mtg
${ }^{m}$ Westchester av, (*); same prop; PM; pr mtg $\$ 7,000$; Jan11; Jan $122^{\prime} 12$ due \&c as pe bond; same to Commercial Fniance Co, at
Poughkeepsie, NY. mWestchester av, (*) nec Grace av, 130x , except pt for Glover; PM the most easterly 60 ft is sub to 1 ist mtgs each; pr mtg \$-; Jan11; Jan12'12, due \&c, as per bond; Glover Constn Co to NY Commercial Finance Co, at Poughkeepsie
 except pt for Westchester av; also
CAULDWELL AV, (10:2624-2628) ws, 299.9 n Westchester av, $50 \times 115 ; \mathrm{pr} \mathrm{mtg} \$ 82,500$ Jan12'12, $3 \mathrm{y} 5 \%$; Lebanon Hospital Assn, ${ }^{\text {a }}$ corpn, to Emigrant Indust Savgs Bank, 51
Chambers. mWhitlock av, $(10: 2735)$ ws, 180 n Bart
retto, $20 \times 100:$ PM; Jan12'12; $5 \mathrm{y} 5 \%$; Michl retto, $20 \times 100 ;$ PM; Jan12'12; $5 \mathrm{y} 5 \% ;$ Michl
Meehan to Ellen Theall, 171 E 90. Meehan to Ellen Theall, 171 E 90 .
m Willis av, 147, $(9: 2297)$ ws 75 S 135 th, 25 x mWillis av, 147, $(9: 2297)$ ws 75 s 135 th, 25 x
81.6 ; estoppel certf; Jan10; Jan 12 '12; Helen Strauss to whom it may concern. ${ }^{m} 3 \mathbf{D D}$ av, (11:3048) ws, 231.6 n 181st, 150 x mand, $6 \%$; Valentine Constn Co to City
Mtg Co, 15 Wall.
m3D av, $(11: 3048)$; same prop; certf as to
above mtg; Jan11; Jan12'12; same to same.
m3D av, (11:3048); same prop; sobrn agmt; Jan11; Jan12'12; Pinkus Nathan with City Mtg Co.
${ }^{\text {mPlot }}$ (*) begins 395 w White Plains rd at point 470 n along same from Morris with right of way over strip to Morris Park av; Jan18'12, due June1'17, $5 \%$; Margt H Robinson to Francis S Phraner, 113 Hobart av, Summit, NJ, \& ano, trstes Delia S Clarke.

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## IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of great value to first make a careful personal study of the illustrations of houses, etc., that have been designed and built by a number of leading architects, and to also
 learn their ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about your own building plans, when you take them up with your own architect and builder, can easily be obtained from the several hundred exterior and interior designs that are beautifully illustrated in the last six numbers of the

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[^0]:    THURSDAY. JANUARY 25.
    GRAND AV.-Opening, from Burnside av to
    Fordham rd, of WEST 180 TH ST. from AqueFordham rd; of WEST 180TH ST. from Aque-
    duct av Ease to DDavidson av; and of AQUE-
    DUCT AV EAST, from W 180th st to W 18tth sts ${ }^{\text {MrGRAW }}$. AV . -Opening, bet. Beach av and
    Unionport rd: WHITE PLAINS RD--Opening, from West WHITE PLAINS RD.-Opening, from West
    Farms rd to the bulkhead line of the East
    River; $2 \mathrm{p} . \mathrm{m}$.

[^1]:    Advertise regularly in the RECORD and GUIDE if you wish to interes the Leading Brokers, Operators, Builders, Contractors and Owners.

[^2]:    JAN. 25

[^3]:    Mekibben st. Ss. 50 w Humboldt, $25 x$ 100; Harry Zirinsky aot Edw A Jeny et al: David Zirinsky (A), ${ }^{67}$ Morrell
    ratio C King (R); Chas Shongood. 7TH av, nwc 20th, $34 \times 80$; Israel I Bernstein agt Meyer Davidoff et al; Chas Eno
    (A), 63 Park row. Manhattan; Henry B Ketcham (R); Jas L Wells.
    Putnam av, es, 150 s Evergreen av, 25x
    100 : State Bank agt Parkway South Realty Co et al: Jos J Schwartz (A), 361 Stone av; Jos J Speth (R); Wm H Smith.

[^4]:    As contracts which involve violation of statute or common law cannot be en forced, there are principles of public pol icy which no contract will be allowed to contravene. phus, clauses such as are that any disputes arising in course of that any disputes arising in course of dealing between the parties shall be determined in some specified way by arbitration, are not always effective in pre-
    venting the parties from resorting to law. But in spite of the lack of binding force in agreements intended to prevent a rewhich a resort to referees or arbitrator for certain purposes may be enforced. A clause of a contract making it a condition precedent to recovery in court, that the quality of materials, the value of ser vices, the amount of damage, the time of paying it, or other matters not going to the root of the action itself, shall be settled in a certain way, is valid, and will prevent the maintenance of an action, until all possible steps have been taken to comply with it. Hence the provision in many building contracts that certain mat ters, such as those already named, sh
    be referred to the architect, is valid. The further stipulation that the architect's decision of such matlers shat to be effective, in the absence of bad faith on effective, in the absence of bad faith on tract is thus drawn, legal rights of the

[^5]:    New Buildings for Bridge Department.
    The principal shops of the Department of Bridges are located at the Brooklyn end of the Brooklyn Bridge. The department has alco smaller shops at the Williamsburgh and Queensboro Bridges over the East River, a shop at Macombs Dam Bridge over the Harlem River, one in the Borough of Queens and one in the Borough of the Bronx.
    It is desired by Commisisoner O'Keefe to concentrate the shop work of the department and a division of shop and stores has recently been organized. It is of the department shall me shop work of the department shall be done at the shops are the Brooklyn Bridge. These of the Brooklyn passenger station. The

[^6]:    Asssistant Treasurer of the American Real of a lecture delivered by Mr. Babcock basis the Y. M. C. A. real estate class on Tuesday
    evening of this week.

[^7]:    Armand pl, ws, 150 s from nus Perot,
    Perot.
    Beck st, 758 , see Ludlow av, nec Harrod

[^8]:    
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